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| Transmittal Set Name | Layout ID | Layout Name | Issued | Change IDs in Current Revision |
|---|---|---|---|---|
| **Building Consent RFI** | | | | |
| | | TITLE SHEET | ☒ | 1 |
| | A1-105 | PLUMBING PLAN | ☒ | E4, E5, G10 & G11 |
| | A1-109 | FINISHES PLAN | ☒ | C2 |
| | A1-201 | SECTIONS | ☒ | F8 |
| | A1-401 | ROOF DETAILS | ☒ | E6 |
| | A1-405 | EXTERIOR DETAILS | ☒ | D3, F8 |
| **Issued for Building Consent** | | | | |
| | A1-101 | SPECIFICATION SHEET | ☒ | |
| | A1-102 | SITE PLAN | ☒ | |
| | A1-103 | GROUND FLOOR SET OUT PLAN | ☒ | |
| | A1-104 | FOUNDATION PLAN | ☒ | |
| | A1-106 | STRUCTURAL PLAN | ☒ | |
| | A1-107 | ROOF FRAMING & ROOF PLAN | ☒ | |
| | A1-108 | BRACING PLAN | ☒ | |
| | A1-202 | SECTIONS | ☒ | |
| | A1-203 | SECTIONS | ☒ | |
| | A1-204 | SECTIONS | ☒ | |
| | A1-301 | ELEVATIONS | ☒ | |
| | A1-302 | ELEVATIONS | ☒ | |
| | A1-402 | VERTICAL SHIPLAP DETAILS | ☒ | |
| | A1-403 | BRICK VENEER DETAILS | ☒ | |
| | A1-404 | EXTERIOR DOOR DETAILS | ☒ | |
| | A1-406 | INTERIOR DETAILS | ☒ | |
| | A1-501 | DOOR & WINDOW SCHEDULE | ☒ | |
| | A1-502 | DOOR & WINDOW SCHEDULE | ☒ | |

# Proposed new house

## 86 Golf Course Road Wanaka 9305

## for

## **Jeff Couch & Pamela de Beer**



## COUCH deBEER RESIDENCE

Published Date: Thursday, 19 February 2026

SORTED ARCHITECTURE
www.sortedarchitecture.co.nz | info@sortedarchitecture.co.nz
PO Box 339 Wanaka 9192 NZ | P 03 443 1661 M 0274474147

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Queenstown Lakes District Council

## PROJECT INFORMATION:

| | |
|---|---|
| **LOCATION:** | 86 Golf Course Road Wanaka 9305 |
| **LEGAL DESCRIPTION:** | LOT 2, DP: 523095 |
| **CERT OF TITLE:** | 832869 |
| **SITE AREA:** | 4281m² |
| **BUILDING FLOOR AREA:** | 295.08m² |
| **SITE COVERAGE:** | 15% = 642m² max. |

## DESIGN INFORMATION

| | |
|---|---|
| **WIND ZONE:** | Very High |
| **EARTHQUAKE ZONE:** | Zone 3 |
| **EXPOSURE ZONE:** | Zone B |
| **CLIMATE ZONE:** | Zone 6 |
| **SNOW ZONE:** | N5 |
| **PLANNING ZONE:** | Large Lot Residential A |

## Floor Areas

| | | |
|---|---|---|
| Dwelling | 295.08m² | |
| Patio Area: | 171.18m² | |
| Total Coverage: | 466.26m² | |
| **Permeable Area:** | **3814.74m²** | **89%** |

| Risk Factor | Description | Risk | Score |
|---|---|---|---|
| **Wind Zone** | Very High | H | 2 |
| **Number of Storeys** | Single Storey | L | 0 |
| **Roof/Wall Intersection Design** | Fully protected (e.g. hip and gable roof with eaves) | L | 0 |
| **Eaves Width** | 100mm - 450mm wide | H | 2 |
| **Envelope Complexity** | Moderately complex shape with no more than 2 cladding types. | M | 1 |
| **Deck Design** | Porch at ground floor level | L | 0 |
| | | **Total Score:** | **5** |

**Selected Claddings:**
1. Masonry veneer over minimum 40mm drained cavity
2. Vertical shiplap weatherboards over 20mm drained cavity

## SITE MANAGEMENT

- MAIN CONTRACTOR SHALL PROVIDE CONSTRUCTION SIGNAGE TO MEET THE REQUIREMENTS OF F8/AS1 & OSH HEALTH & SAFETY STANDARDS.
- A 2.0M HIGH SITE SAFETY FENCE OR SOLID PANEL HOARDINGS SHALL BE ERECTED TO PREVENT THE PUBLIC ENTERING THE SITE.
- MAIN CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS FOR ROAD AND FOOTPATH CLOSURES, PROTECTION HOARDINGS, ETC.

### SEDIMENT CONTROL MANAGEMENT PLAN

- THE CONTRACTOR SHALL TAKE ALL THE STEPS NECESSARY TO CONTROL THE EROSION AND SEDIMENT RUN-OFF FROM THE SITE FOR THE DURATION OF THE CONSTRUCTION WORKS. NO RUN-OFF WATER CONTAINING SEDIMENT OR SILT IS ALLOWED TO FLOW ACROSS ANY BOUNDARY.
- EROSION AND SEDIMENT CONTROL MAY BE ACHIEVED BY CONSTRUCTING A SEDIMENT/ SILT TRAP ACROSS THE LOWER END OF ANY SLOPE WITHIN THE SITE BOUNDARY. THE SEDIMENT/SILT TRAP MAY BE FORMED USING ONE OF THE FOLLOWING METHODS:

  A) PLACE HAY BALES INTO A 200MM DEEP TRENCH. THE BALES ARE TO BE TIED TOGETHER TO CLOSE ALL GAPS BETWEEN THEM AND ANCHORED TO THE GROUND BY STAKING AS REQUIRED.

  B) SOIL FROM THE SITE MAY BE USED TO CONSTRUCT AN EARTH BUND 150MM HIGH. UPSTREAM OF BUND, A TRENCH SHALL BE EXCAVATED TO A DEPTH OF AT LEAST 200MM BELOW EXISTING GROUND LEVEL.

  C) PROPRIETARY BIDIM SC04 FILTER ROLL OR SIMILAR APPROVED ALTERNATIVE.
- SEDIMENT CAN BE CONTAINED WITHIN THE SITE BY CONSTRUCTING A SILT FENCE USING BIDIM A24 GEOTEXTILE OR SIMILAR APPROVED ALTERNATIVE. WHERE EXCAVATED MATERIAL IS STOCKPILED THIS METHOD IS ALSO TO BE USED TO CONTROL SEDIMENT RUN-OFF WHICH FLOWS ALONG NATURAL WATERCOURSES.
- REGULAR INSPECTION AND MAINTENANCE MUST BE CARRIED OUT TO ENSURE THESE TEMPORARY TRAPS ARE FREE OF SEDIMENT OR SILT. EXCESS COLLECTED AT THE TRAPS MUST BE REGULARLY REMOVED TO ENSURE NO SPILLOVER OCCURS.
- ARRANGEMENTS MUST BE MADE FOR INSPECTIONS AND MAINTENANCE OF THE SEDIMENT/SILT TRAPS OVER WEEKENDS, PUBLIC HOLIDAYS AND OVER ANY EXTENDED PERIODS WHEN NO WORK IS BEING CARRIED OUT. AND WHEN HEAVY RAIN OCCURS OUTSIDE OF NORMAL WORKING HOURS.
- ROOF WATER DOWNPIPES ARE TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER SYSTEM AS SOON AS PRACTICAL AFTER ROOF HAS BEEN INSTALLED

## STRUCTURE

**TIMBER FRAMING**

- ALL FRAMING TIMBERS ARE TO BE H1.2 PINUS RADIATA SG8 UNLESS STATED OTHERWISE.

- WALL FRAMING TO BE AS INDICATED ON THE DRAWINGS. BELOW ARE MINIMUM REQUIREMENTS FOR LOAD-BEARING WALLS:

  45MM X STUD WIDTH TOP & BOTTOM PLATES
  45MM X STUD WIDTH DWANGS @600CRS
  90X45MM H1.2 INTERNAL STUDS @600CRS UP TO 2.7M HEIGHT
  2/90X45MM H1.2 INTERNAL STUDS @600CRS UP TO 3.6M HEIGHT
  140X45MM H1.2 INTERNAL STUDS @600CRS UP TO 4.2M HEIGHT
  140X45MM H1.2 EXTERNAL STUDS @600CRS UP TO 3.6M HEIGHT
  2/140X45MM H1.2 EXTERNAL STUDS @600CRS UP TO 4.2M HEIGHT

- 70X35@600CRS H1.2 PINE CEILING BATTENS ON FLAT, FIXED TO U/S ROOF FRAMING TO ALL FLAT CEILING AREAS.

- 70X45@600MM MAX CRS H1.2 SG8 PINE PURLINS ON THEIR FLAT.
ROOF TRUSSES ARE TO BE DESIGN AND MANUFACTURED BY A LICENSED TRUSS FABRICATOR.

- NO LOSP TREATMENT SHALL BE USED UNLESS SPECIFICALLY NOTED.

- DIMENSIONS SHOWN ARE OVER FRAMING / STRUCTURE

- FIT MALTHOID DPC BETWEEN ALL TIMBER / CONCRETE JUNCTIONS.

**STRUCTURAL NOTES**

- CHECK ALL BEAM AND STRUCTURAL COMPONENTS DIMENSIONS PRIOR TO FABRICATION AND INSTALLATION.

- CONTACT THE DESIGNER IF ANY DISCREPANCIES ARE FOUND.

- DURABILITY REQUIREMENTS AS PER NZS3604:2011, UNLESS STATED OTHERWISE.

- UNLESS STATED OTHERWISE, ALL DESIGNED LINTELS SHALL BE ON LUMBERLOK TYPE F FIXINGS.

- 'GOOD GROUND' AS PER NZS3604:2011, REFER TO SITE SPECIFIC GEOTECHNICAL REPORT

- ENSURE ALL LOAD BEARING POINTS (STUDS, SHS POSTS, ETC) TO CONCRETE FOUNDATIONS ARE OVER SPECIFIED WIDTH PERIMETER FOOTINGS OR INTERNAL THICKENING. IF DIFFERENT, THE DESIGNER SHALL BE CONTACTED.

**SCHEDULE OF FIXINGS**

| | |
|---|---|
| **BOTTOM PLATE TO CONC. FLOOR** | |
| -EXTERNAL WALLS | Install BOWMAC SCREW BOLT and washer supplied to concrete slabs at 900mm max. crs., or 600mm max. crs. when using masonry header blocks |
| -INTERNAL WALLS | Install BOWMAC SCREW BOLT and washer supplied to concrete slabs at 900mm max. crs., or 600mm max. crs. when using masonry header blocks |
| **BOTTOM PLATE TO TIMBER FLOOR** | |
| -EXTERNAL WALLS | NA |
| -INTERNAL WALLS | NA |
| **BOTTOM PLATE TO STUD** | |
| -LOADBEARING WALLS | MITEK® YELLOW SCREWS (STUDLOCK SL125) |
| -NON-LOADBEARING WALLS | 2/90X3.15MM NAILS |
| **TOP PLATE TO STUD** | |
| -EXTERNAL WALLS | MITEK® BLUE SCREWS (STUDLOCK SL170) |
| -INTERNAL WALLS | 2/90X3.15MM NAILS |
| **LINTEL TO TRIMMING STUD** | 2/90X3.15MM NAILS + LUMBERLOK SHEET BRACE STRAP WITH 6/30X3.15 PRODUCT NAILS EACH END OF STRAP (6 INTO STUD & 6 INTO LINTEL) |
| **TRIMMING STUD TO BOTTOM PLATE** | 2/90X3.15MM NAILS + LUMBERLOK SHEET BRACE STRAP TAKEN UNDER BOTTOM PLATE, WITH 6/30X3.15 PRODUCT NAILS EACH END OF STRAP INTO STUD EACH SIDE. |
| **RAFTERS TO WALLS/BEAMS** | |
| -STANDARD RAFTER | 2/90X3.15MM NAILS + CPC40 EACH SIDE OF RAFTER. |
| **PURLINS TO RAFTER/PANEL** | 2/90X3.15MM NAILS + 1/14G SELF-DRILLING TYPE 17 SCREW, 100MM LONG (5.5KN MIN) |
| **STRINGER TO WALL FRAMING** | M12X120MM COACH SCREWS + 50X50X3MM MS WASHER EVERY STUD OR 600MM MAX CRS. |

FIXINGS NOTES:
- REFER ALSO TO PRODUCT MANUFACTURERS INFORMATION FOR SPECIFIC INSTALLATION INSTRUCTIONS.
- NAIL FIXINGS ABOVE ARE FOR POWER DRIVEN NAILS ONLY. IF HAND DRIVEN NAILS ARE USED, REFER TO NZS3604 FOR FURTHER SPECIFICATION REQUIREMENTS.
- REFER ALSO TO THE ENGINEERING DRAWINGS FOR FIXING DETAILS RELATING TO STRUCTURAL SYSTEMS. THE STRUCTURAL ENGINEERED FIXING SYSTEMS SHALL SUPERSEDE THAT SHOWN HERE.
- ALL FIXINGS TO BE AS FOLLOWS:
- EXPOSED TO ATMOSPHERIC CONDITIONS - 316 GRADE STAINLESS STEEL
- EXTERIOR CLADDING FIXINGS/NON-STRUCTURAL - GALV STEEL
- ENCLOSED WITHIN WALL/ROOF CAVITIES - GALV STEEL

**FIRE PREVENTION**

**GAS BURNING APPLIANCES**
GAS-BURNING APPLIANCES MUST BE INSTALLED IN ACCORDANCE WITH NZBC CLAUSE G11.

**ELECTRICAL FIRE SAFETY**
ELECTRICAL INSTALLATIONS IN BUILDINGS MUST BE INSTALLED IN ACCORDANCE WITH NZBC CLAUSE G9.

## BUILDING WRAPS/ UNDERLAYS/ AIR BARRIER

**ROOF**

- Solitex Mento Roof Underlay

**WALL**
- IBS RigidRAP® rigid air barrier

**RETAINING WALLS**
- Ardex WPM 3000X Shelterseal self adhesive bituminous waterproofing membrane
- Ardex DRS 10 GC

**UNDERSLAB**
- Thermakraft Thermathene Black 250um DPM

## INSULATION

**ROOF**
-
- Pink Batts R7.0 Superbatts® 235mm thick thermal insulation

**WALLS**
- EXTERIOR WALLS SHALL BE FITTED WITH INSULATION THICKNESS TO MATCH WALL FRAMING, AS BELOW.

- Pink® Batts® Ultra® 140mm R4.0 wall insulation

- INTERIOR WALLS SHALL BE FITTED WITH ACOUSTIC INSULATION. TO BE CONFIRMED WITH OWNER

**CONCRETE FLOORS**
-
- Expol SLABX200 concrete floor insulation

**SERVICES**
- ALL PIPEWORK SHALL BE LAGGED WHERE LOCATED OUTSIDE THE INSULATED ENVELOPE.

- ALL SOIL STACKS, WASTES, WATER SUPPLIES, AND THE LIKE SHALL BE ACOUSTICALLY WRAPPED WHERE WITHIN THE BUILDING ENVELOPE.

- EXTRACTION DUCTS SHALL BE INSULATED IN ROOF SPACE TO PREVENT CONDENSATION WITHIN THE DUCTS.

GENERALLY, FIT ALL ACOUSTIC AND THERMAL INSULATION ENSURING NO GAPS ARE LEFT AROUND INSULATION AND CONSTRUCTION ELEMENTS

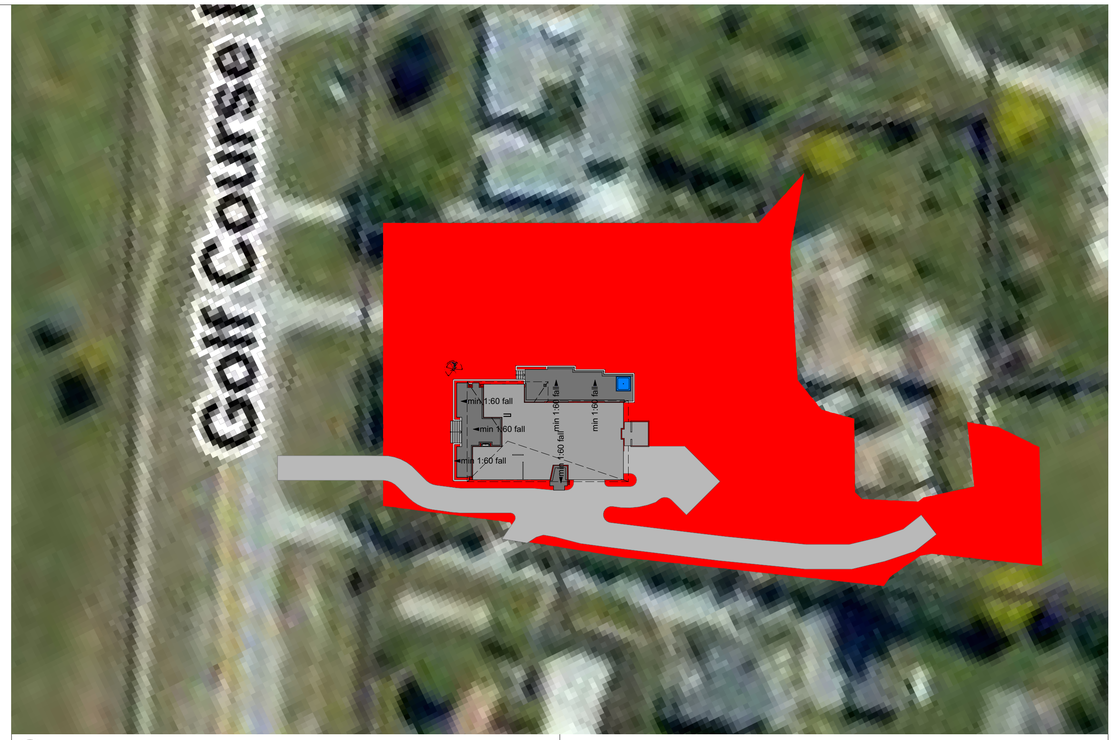
## INTERIOR LININGS

**CEILINGS (UNLESS NOTED OTHERWISE) REFER ALSO TO FINISHES PLANS**

- 13MM GIB STANDARD, STOPPED & PAINTED.
- SUBSTITUTE ABOVE FOR 13MM GIB AQUALINE TO WET AREAS, I.E. BATHROOMS SPACES, STOPPED & PAINTED.
- STOPPING TO A LEVEL 4 FINISH, EXCEPT TO STAIRWELLS AND SKYLIGHTS WHERE LEVEL 5 IS REQUIRED.

**WALLS (UNLESS NOTED OTHERWISE) REFER ALSO TO FINISHES PLANS**

- 10MM GIB STANDARD, STOPPED & PAINTED.
- SUBSTITUTE ABOVE FOR 10MM GIB AQUALINE TO WET AREAS, I.E. BATHROOMS, STOPPED & PAINTED.
- STOPPING TO A LEVEL 4 FINISH, EXCEPT TO STAIRWELLS AND SKYLIGHTS WHERE LEVEL 5 IS REQUIRED




## 03 LOCATION PLAN
#LayID Scale 1:500

**CLADDING**

| | | |
|---|---|---|
| CL1 | 4221 Timber solid cladding | LMA 22mm thick random width vertical shiplap weatherboards (profiles from 115mm, 90mm and 65mm) installed on 45mm x 45mm horizontal structural timber cavity battens @ 400mm centres over IBS RigidRAP® 8mm rigid air barrier |
| CL2 | 4252 Metal panel cladding | Symonite Alucobond Plus aluminium fascia panels with custom spouting |
| CL3 | 4271 Natural stone veneer walling | 650 x 190 mm Oamaru stone veneer over 50mm cavity installed over IBS RigidRAP® 8mm rigid air barrier |
| CL4 | 4311 Profiled metal sheet roofing | Metalcraft Kahu profiled metal cladding installed using Pro Clima method with Solitex Mento synthetic building membrane roof underlay attached to top chord/ rafters and held in place with H3 20mm counter battens |
| CL5 | 4239 Flat or shaped sheet soffit cladding | 12mm plywood ceiling on timber ceiling battens @ 600mm crs |
| CL7 | 4161 Building wraps, underlays and Dpc's | Solitex Mento synthetic building membrane roof underlay attached to top chord/ rafters |

Colour : Colorsteel® Maxx® Flaxpod
LRV = 6

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LRV = 6

Aluminium Joinery
Colour : Duratec Eternity
Coal Dust Kinetic® - Matt
LRV = 6

## VENTILATION

**RESIDENTIAL SPACES**

NATURAL VENTILATION SHALL MEET THE REQUIREMENTS OF NZBC G4. COMPLIANCE IS ACHIEVED THROUGH THE USE OF OPENABLE WINDOWS AND DOORS IN ALL HABITABLE LIVING SPACES, HAVING >5% OF THE FLOOR SPACE AS OPENABLE WINDOW SPACE.

MECHANICAL VENTILATION TO MEET THE REQUIREMENTS OF NZS4303:1990.

BATHROOM EXTRACTION FANS SHALL BE RUN ON LIGHT CIRCUITS, AND SHALL INCLUDE A 2MIN RUN ON FACILITY.

BATHROOM EXTRACTION FANS TO HAVE A MIN CAPACITY OF 180M3/HR, AND VENTED TO THE EXTERIOR VIA WALL, SOFFIT OR ROOF TERMINATIONS.

THE MECHANICAL SERVICES CONTRACTOR SHALL ENSURE ALL GRILLE TERMINATIONS ARE PAINTED TO MATCH THE ADJACENT CLADDING/SOFFIT/ROOF COLOUR.

## ELECTRICAL AND DATA

THE ELECTRICIAN SHALL CONFIRM ACTUAL LIGHT & POWERPOINT POSITIONS WITH THE DESIGNER ON SITE.
- THE ELECTRICIAN SHALL CO-ORDINATE WITH THE SECURITY & MEDIA SUB CONTRACTORS FOR INSTALLATION AND POWER REQUIREMENTS FOR SECURITY & MEDIA SYSTEMS AS REQUIRED BY THE CLIENT.
- ALLOWANCE FOR 15 AMP OUTLET TO GARAGE FOR ELECTRIC VEHICLE CHARGING.
- BATHROOM EXTRACTION FANS SHALL INCLUDE A 2MIN RUN ON FACILITY.
- ALL SENSORS TO INCLUDE A DAYLIGHT CONTROL.
- CO-OPERATE WITH THE MECHANICAL SERVICES TO PROVIDE POWER SUPPLIES TO HEAT PUMP UNITS & CENTRAL HEATING SYSTEM WHEN REQUIRED.
- HEATED TOWEL RAILS TO HAVE PROGRAMMABLE TIMERS.
- LIGHT FITTINGS TO BE MINIMUM IP44 RATED IN BATHROOMS, IP65 WHERE IN SHOWER ENCLOSURES, IP54 EXTERIOR FITTINGS.
- LED RIBBON TO BE SUPPLIED WITH 14MM ALUMINIUM CHANNEL & DIFFUSER. WHERE LED RIBBON IS INCORPORATED IN JOINERY UNITS, THE TIMBER JOINER IS RESPONSIBLE FOR THE SUPPLY OF THESE FITTINGS.
- REFER ALSO TO JOINERY DRAWINGS FOR SPECIFIC LIGHTING REQUIREMENTS FOR KITCHEN, BATHROOMS, ETC.
- ALL RECESSED LIGHT FITTINGS SHALL BE 'IC' RATED AS MINIMUM. ELECTRICIAN SHALL ENSURE CEILING BATT PROXIMITY REQUIREMENTS ARE MET.
- INTERCONNECTED SMOKE ALARMS SHALL COMPLY WITH NZBC F7/AS1 AND NZS 4514:2021 AND SHALL HAVE TEST AND HUSH FACILITIES. HEAT DETECTION IF USED IN KITCHEN.
- MAIN SWITCH BOARD AND METER BOARD INSTALLED TO COMPLY WITH THE ELECTRICAL SAFETY REGULATIONS AND AS/NZ 30000:2018.
- ILLUMINANCE AT FLOOR LEVEL TO ACHIEVE A MINIMUM OF 20 LUX IN ACCORDANCE WITH G8.2 & G8.3 TO ALL EXTERIOR DOORS, CHANGE OF FLOOR LEVEL AND STAIRS.

**FIRE PREVENTION**

**GAS BURNING APPLIANCES**
GAS-BURNING APPLIANCES MUST BE INSTALLED IN ACCORDANCE WITH NZBC CLAUSE G11.

**ELECTRICAL FIRE SAFETY**
ELECTRICAL INSTALLATIONS IN BUILDINGS MUST BE INSTALLED IN ACCORDANCE WITH NZBC CLAUSE G9.

**General Notes ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS WHERE RELEVANT:**

1. ARCHITECTURAL SPECIFICATION
2. FINISHES, FIXTURES, LIGHTING, AND DOOR HARDWARE SCHEDULES
3. SUPPLEMENTARY TRADE SPECIFICATIONS
4. STRUCTURAL ENGINEERS DOCUMENTS 5. CIVIL ENGINEERING DOCUMENTS 6. RESOURSE CONSENT
7. BUILDING CONSENT
8. ADDITIONAL SPECIALIST CONSULTANTS DOCUMENTS

BUILDERS / CONTRACTORS SHALL VERIFY ALL LEVELS / DIMENSIONS
/ SET OUTS BEFORE ANY WORK COMMENCES. DIMENSIONS SHOWN ARE NOMINAL. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE DESIGNER IS TO BE MADE AWARE OF ANY DISCREPANCIES IN ANY OF THE DOCUMENTS BEFORE AFFECTED WORKS COMMENCE.

ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW WHERE APPROPIATE AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF APPROVED SHOP DRAWINGS.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS / BY-LAWS, THE BUILDING CODE OF NEW ZEALAND + ANY RELEVANT NEW ZEALAND STANDARDS & ACCEPTABLE SOLUTIONS WHERE APPLICABLE.

ALL WORK TO COMPLY WITH THE BUILDING CONSENT ISSUED FOR THE PROJECT.

CO-ORDINATE AND KEEP UPDATED ALL REQUIRED SUB CONTRACTORS TO ENSURE PROMPT TIMING & INTEGRATION OF ALL TRADES INVOLVED ACROSS THE PROJECT.

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# CONSTRUCTION

| RevID | ChID | Transmittal Set Name | Date |
|---|---|---|---|
| 01 | | Issued for Building Consent | 16/01/2026 |

**SORTED** ARCHITECTURE
80 Ardmore St PO Box 339 Wanaka New Zealand
Phone 03 443 1661 -Mob 0274474147
info@sortedarchitecture.co.nz - www.sortedarchitecture.co.nz

CONSULTANTS:

JOB TITLE:
## COUCH deBEER RESIDENCE
86 Golf Course Road
Wanaka

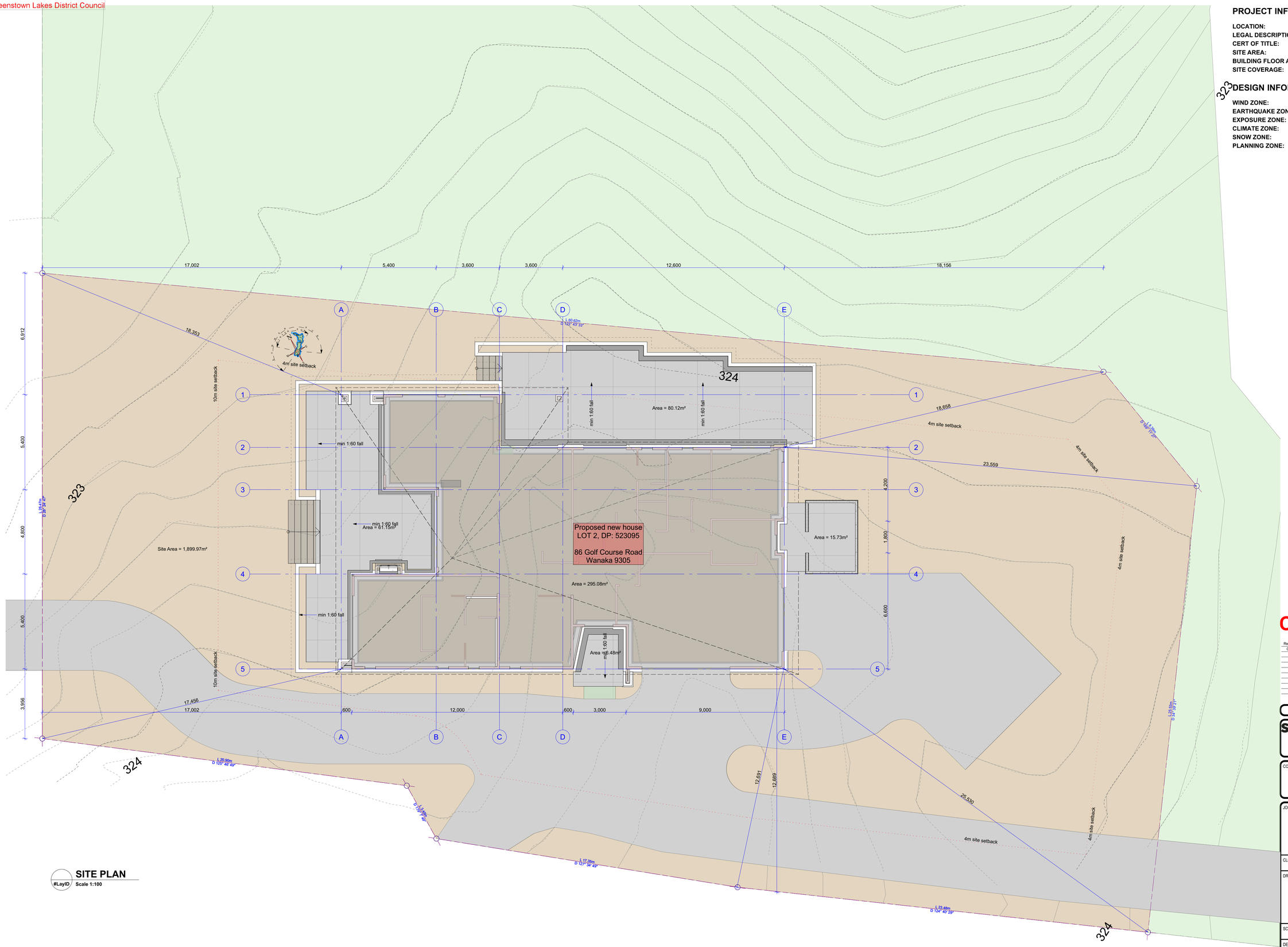
CLIENT:
Jeff Couch & Pamela De Beer

DRAWING TITLE:
## SPECIFICATION SHEET

| | | |
|---|---|---|
| SCALE: 1:500, 1:1 @ A1 | | DATE: 19/01/2026 |
| DESIGNED BY: STEVE HUMPHERSON | DRAWN BY: MF | CHECKED BY: STEVE HUMPHERSON |
| STAGE: Issued for Building Consent | | DRAWING No. : A1-101 |
| REV. 01 | JOB No. c0826 deBeer_A27_D001.pln | |

**CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE OFF DRAWINGS.**
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Queenstown Lakes District Council




## SITE PLAN
#LayID Scale 1:100

## PROJECT INFORMATION:

| | |
|---|---|
| **LOCATION:** | 86 Golf Course Road Wanaka 9305 |
| **LEGAL DESCRIPTION:** | LOT 2, DP: 523095 |
| **CERT OF TITLE:** | 832869 |
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| **EXPOSURE ZONE:** | Zone B |
| **CLIMATE ZONE:** | Zone 6 |
| **SNOW ZONE:** | N5 |
| **PLANNING ZONE:** | Large Lot Residential A |

# CONSTRUCTION

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|---|---|---|---|
| 01 | | Issued for Building Consent | 16/01/2026 |


SORTED ARCHITECTURE
80 Ardmore St PO Box 339 Wanaka New Zealand
Phone 03 443 1661 · Mob 0274474147
info@sortedarchitecture.co.nz · www.sortedarchitecture.co.nz


CONSULTANTS:

JOB TITLE:
**COUCH deBEER RESIDENCE**
86 Golf Course Road
Wanaka

CLIENT: Jeff Couch & Pamela De Beer

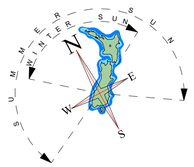
DRAWING TITLE:
**SITE PLAN**

| | | |
|---|---|---|
| SCALE: 1:100 @ A1 | | DATE: 19/01/2026 |
| DESIGNED BY: STEVE HUMPHERSON | DRAWN BY: MF | CHECKED BY: STEVE HUMPHERSON |
| STAGE: Issued for Building Consent | | DRAWING No. : A1-102 |
| REV. 01 | JOB No. couch deBeer_A27_DD01.pln | |


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USE FIGURED DIMENSIONS ONLY. DO NOT SCALE OFF DRAWINGS.
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**FIXINGS NOTES:**
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- REFER ALSO TO THE ENGINEERING DRAWINGS FOR FIXING DETAILS RELATING TO STRUCTURAL SYSTEMS. THE STRUCTURAL ENGINEERED FIXING SYSTEMS SHALL SUPERSEDE THAT SHOWN HERE.
- ALL FIXINGS TO BE AS FOLLOWS:
- EXPOSED TO ATMOSPHERIC CONDITIONS - 316 GRADE STAINLESS STEEL
- EXTERIOR CLADDING FIXINGS/NON-STRUCTURAL - GALV STEEL
- ENCLOSED WITHIN WALL/ROOF CAVITIES - GALV STEEL




LOUNGE
L1.08
A: 32.95 m²

KITCHEN
L1.09
A: 29.07 m²

DINING
L1.07
A: 17.09 m²

BEDROOM 3
L1.10
A: 15.61 m²

ENSUITE
L1.11
A: 4.58 m²

ENSUITE
L1.14
A: 7.94 m²

BEDROOM 2
L1.13
A: 17.48 m²

TOILET
L1.12
A: 2.53 m²

HALL
L1.02
A: 8.58 m²

LAUNDRY
L1.16
A: 5.93 m²

ENTRY
L1.01
A: 9.97 m²

GARAGE
L1.15
A: 56.20 m²

MASTER BEDROOM
L1.04
A: 26.47 m²

W.I.W
L1.05
A: 7.16 m²

ENSUITE
L1.06
A: 6.91 m²

STUDY/ DEN
L1.03
A: 15.96 m²

SIMILAR

MODE KS1150 Peninsula 400

Escea EF5000
Outdoor Gas Fire

min 1:60 fall

## GROUND FLOOR PLAN
#LayID Scale 1:50


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Phone 03 443 1661 · Mob 0274474147
info@sortedarchitecture.co.nz · www.sortedarchitecture.co.nz


CONSULTANTS:

JOB TITLE:
**COUCH deBEER RESIDENCE**
86 Golf Course Road
Wanaka

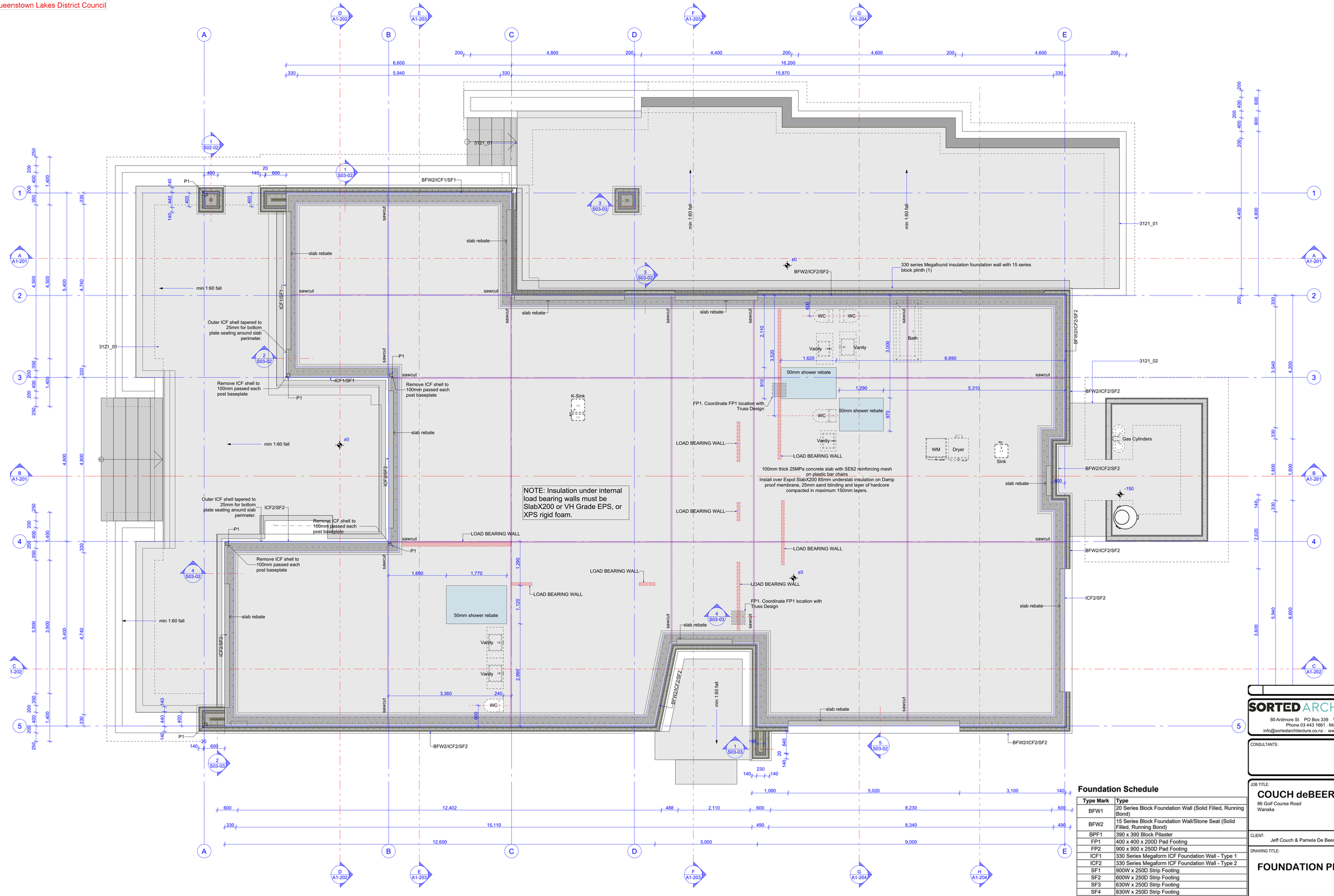
CLIENT: Jeff Couch & Pamela De Beer

DRAWING TITLE:
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|---|---|
| 1:50 @ A1 | 19/01/2026 |
| DESIGNED BY: STEVE HUMPHERSON / DRAWN BY: MF | CHECKED BY: STEVE HUMPHERSON |
| STAGE: Issued for Building Consent | DRAWING No. : |
| REV: 01 / JOB No. Couch deBeer_A27_DD01.pln | A1-103 |


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## FOUNDATION PLAN

#LayID Scale 1:50

### Foundation Schedule

| Type Mark | Type |
|---|---|
| BFW1 | 20 Series Block Foundation Wall (Solid Filled, Running Bond) |
| BFW2 | 15 Series Block Foundation Wall/Stone Seat (Solid Filled, Running Bond) |
| BPF1 | 390 x 390 Block Pilaster |
| FP1 | 400 x 400 x 200D Pad Footing |
| FP2 | 900 x 900 x 250D Pad Footing |
| ICF1 | 330 Series Megaform ICF Foundation Wall - Type 1 |
| ICF2 | 330 Series Megaform ICF Foundation Wall - Type 2 |
| SF1 | 900W x 250D Strip Footing |
| SF2 | 600W x 250D Strip Footing |
| SF3 | 630W x 250D Strip Footing |
| SF4 | 830W x 250D Strip Footing |

### Slab Schedule

| Type Mark | Type |
|---|---|
| S1 | 100mm Slab on Grade with SE62 Mesh (30 top cover) |

### Column & Post Schedule

| Type Mark | Type |
|---|---|
| DS1 | 2/140x45 SG8 H1.2 Studs |
| P1 | 89x89x6.0SHS Post |


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Wanaka

CLIENT: Jeff Couch & Pamela De Beer

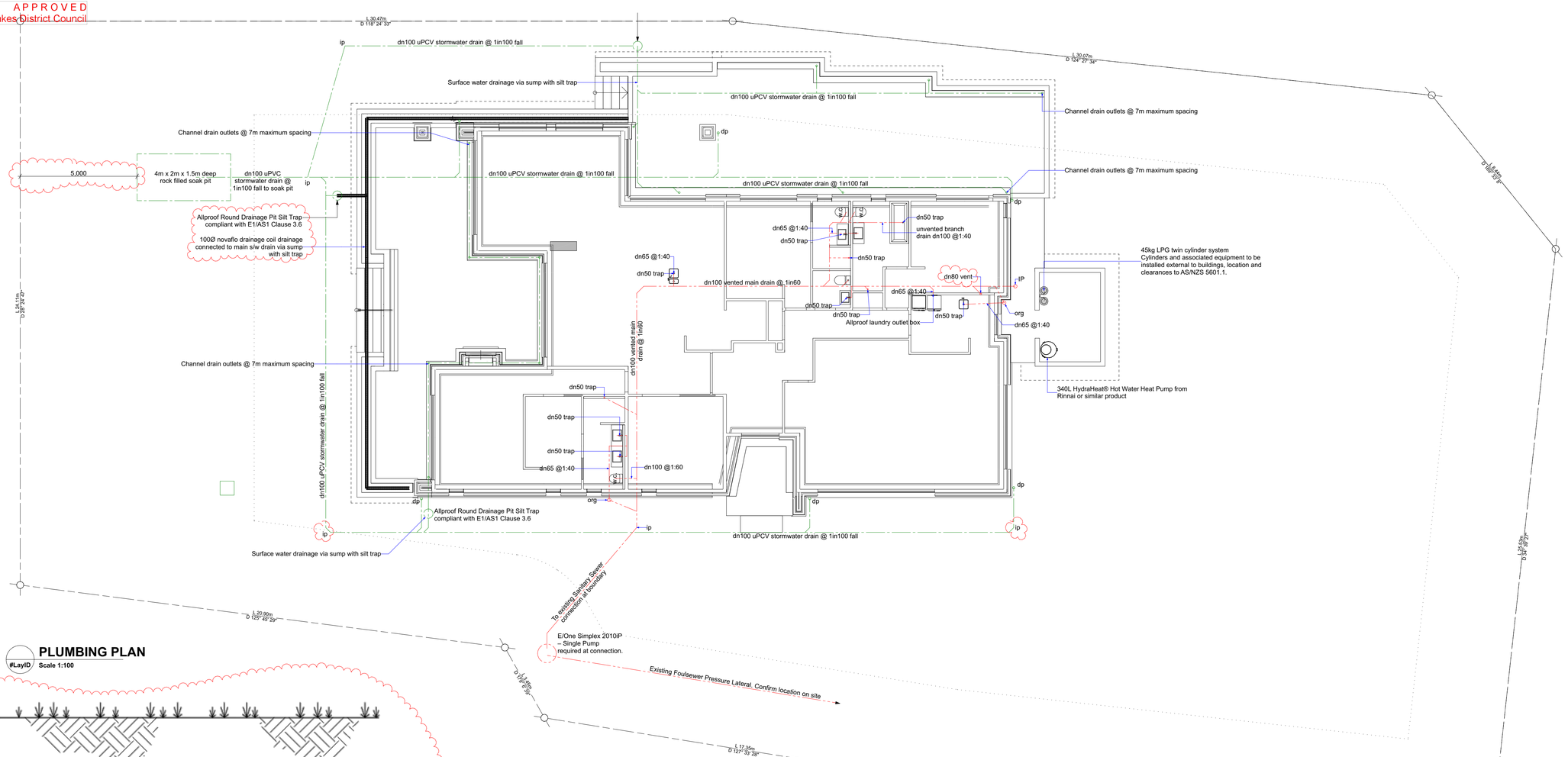
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**FOUNDATION PLAN**

| SCALE: | DATE: |
|---|---|
| 1:50 @ A1 | 19/01/2026 |
| DESIGNED BY: STEVE HUMPHERSON | DRAWN BY: MF |
| CHECKED BY: STEVE HUMPHERSON | |
| STAGE: Issued for Building Consent | DRAWING No. : A1-104 |
| REV. 01 | JOB No. Couch deBeer_A27_DD01.pln |

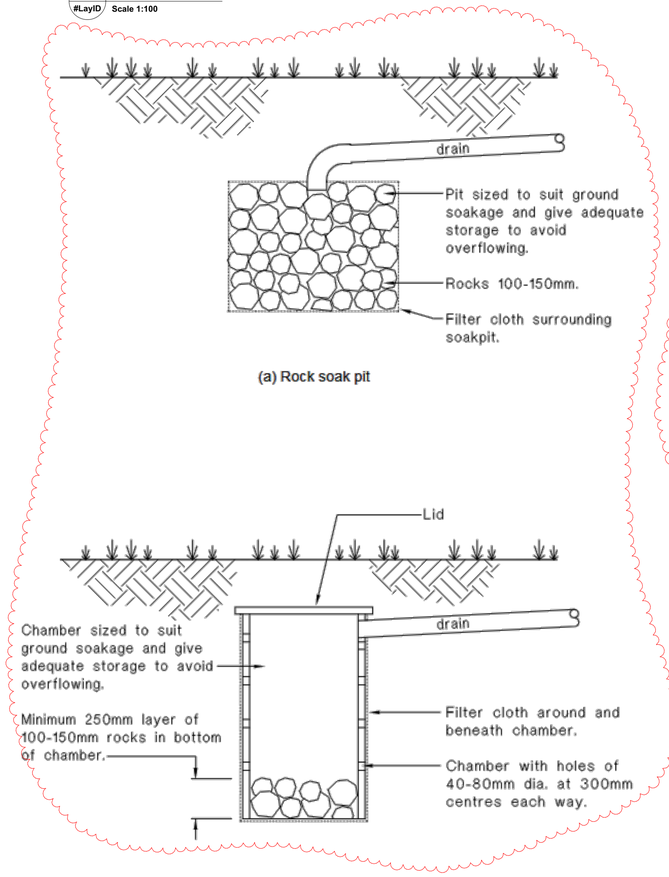
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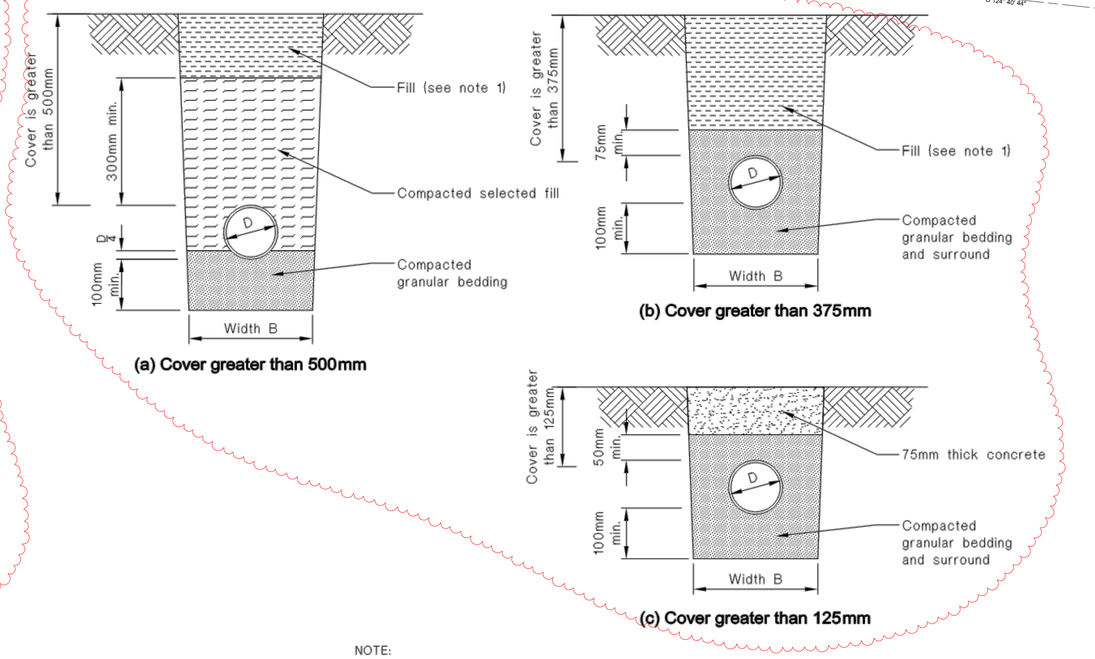
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## PLUMBING PLAN
#LayID Scale 1:100




## TRENCH DETAIL - BEDDING AND BACKFILLING




NOTE:
1. Fill shall be:
-Ordinary fill where drains are located below gardens and open country.
-Compacted selected fill where the drains are located below residential driveways and similar areas subjected to light traffic.

## PLUMBING KEY:

| | |
|---|---|
| WHB | WASH HAND BASIN |
| K.SINK | KITCHEN SINK |
| SH | SHOWER |
| BATH | BATH |
| SINK | SINK |
| WM | WASHING MACHINE |
| WC | WATER CLOSET |
| HWC | HOT WATER CYLINDER |
| WH | WATER HEATER / CALIFONT |
| TUB | LAUNDRY TUB |
| GT | GULLY TRAP |
| TV | TERMINAL VENT |
| FWG | FLOOR WASTE GULLY |
| ORG | OVERFLOW RELIEF GULLY |
| IJ | INSPECTION JUNCTION |
| IB | INSPECTION BEND |
| | SEWER LINE |
| | STORM WATER LINE |
| dp | DOWN PIPE |
| tp | TAP |
| DW | DISH WASHER |
| | CHANNEL DRAIN |

## SANITARY PIPING

TYPICAL PIPE SIZES FROM FIXTURES

| | | |
|---|---|---|
| VANITY | DN 40 | 1 in 40 |
| KITCHEN SINK | DN 50 | 1 in 40 |
| WC | DN 100 | 1 in 60 |
| SHOWER | DN 50 | 1 in 40 |
| WASHING MACHINE | DN 50 | 1 in 40 |

## STORMWATER PIPING

MINIMUM GRADIENTS

| | |
|---|---|
| DN 85 | 1 in 90 |
| DN 100 | 1 in 120 |
| DN 150 | 1 in 200 |
| DN 225 | 1 in 350 |

## PLUMBING NOTES:

PLUMBER TO INSTALL AT CORRECT LOCATIONS INSPECTION OPENINGS, BENDS & JUNCTIONS ETC AS PER AS/NZS3500 & NZBC.

ALL LINES LONGER THAN 10 METRES FROM MAIN SEWER LINE TO BE VENTED.

ALL LINES WITH A DEVELOPED LENGTH GREATER THAN 3.5m TO HAVE AIR ADMITTANCE VALVES

ALL COLD WATER FEEDS WITHIN HOUSE TO BE KEMBLA PEX & HOT WATER FEEDS TO BE KEMBLA COPPER & KEMBLA GAS FOR ALL GAS PIPE WORK

ALL PLUMBING WORKS TO COMPLY WITH AS/NZS3500 (all works to be completed by a registered plumber)

## ENERGY SOURCES:

ALL ELECTRICAL WORKS TO COMPLY WITH NZS3000.2007 (all works to be completed by a registered electrician).

ALL GAS WORKS TO COMPLY WITH NZS5261 (all works to be completed by a registered gasfitter).

# CONSTRUCTION

| RevID | Comment | Transmittal Set Name | Date |
|---|---|---|---|
| 01 | | Issued for Building Consent | 16/01/2026 |
| 02 - WIP | | Building Consent RFI | Work in Progress |


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CONSULTANTS:

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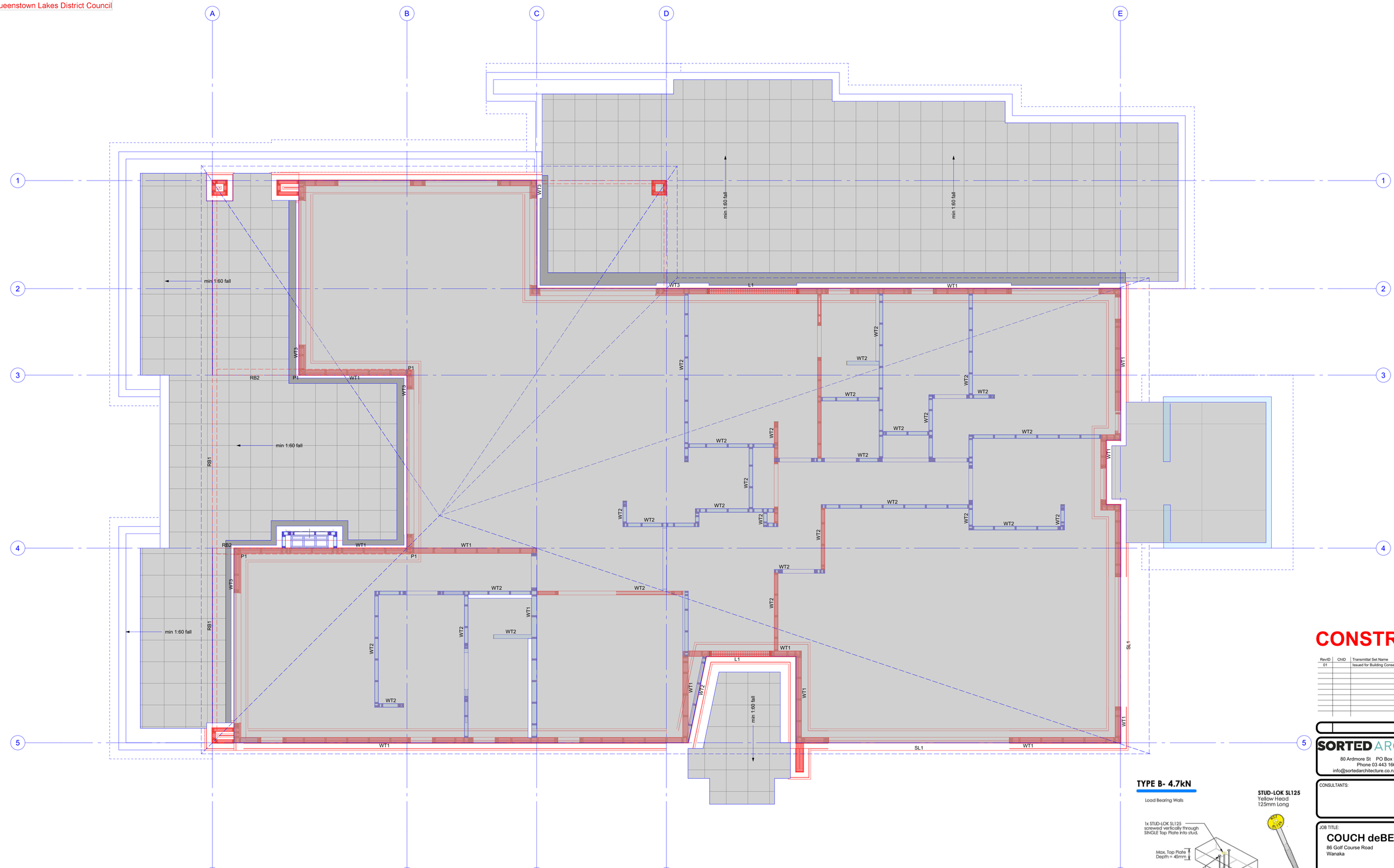
CLIENT: Jeff Couch & Pamela de Beer

DRAWING TITLE:
**PLUMBING PLAN**

| | | |
|---|---|---|
| SCALE: 1:100 @ A1 | | DATE: 19/02/2026 |
| DESIGNED BY: STEVE HUMPHERSON | DRAWN BY: Mike Finlay | CHECKED BY: STEVE HUMPHERSON |
| STAGE: Building Consent RFI | | DRAWING No. : A1-105 |
| REV. 02 | JOB No. couch deBeer_A27_D001.pln | |

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## KEY

Load-Bearing Element
TOP PLATE FIXING TYPE SL, Single STUD-LOK SL170 plus 2/ 90mm x 3.15 dia. nails or 100mm x 3.75 dia. framing nails

Non-Load-Bearing Element
FIXING TYPE A 0.7 kN, 2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.

WT1 140 x 45mm H1.2 SG8 framing @ 600mm crs.

WT2 90 x 45mm H1.2 SG8 framing @ 600mm crs.

WT3 140 x 45mm H1.2 SG8 framing @ 600mm crs. with additional 45mm interior battens

**01 STRUCTURAL FRAMING PLAN**
Scale 1:50

## Column & Post Schedule

| Type Mark | Type |
|---|---|
| DS1 | 2/140x45 SG8 H1.2 Studs |
| P1 | 89x89x6.0SHS Post |

## Framing Schedule

| Type Mark | Type |
|---|---|
| RB1 | 250UB25.7 Roof Beam |
| RB2 | 310UB40.4 Roof Beam |

## Lintel Schedule

| Type Mark | Type | Lintel Fixing |
|---|---|---|
| L1 | 3/240x45 LVL13 (or hySPAN) Lintel | Refer Details |
| SL1 | 150x90x10UA Stone Lintel (coated for external corrosion protection) | Seat 200mm on stone each end |

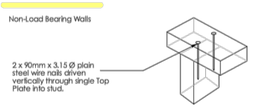
**TYPE B- 4.7kN**
Load Bearing Walls



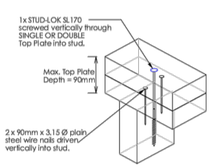

**STUD-LOK SL125**
Yellow Head
125mm Long



**TYPE A - 0.7kN**
Non-Load Bearing Walls




*Imges are indicative only. Timber Sizes may vary.




**STUD-LOK SL170**
Blue Head
170mm Long



# CONSTRUCTION

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Wanaka

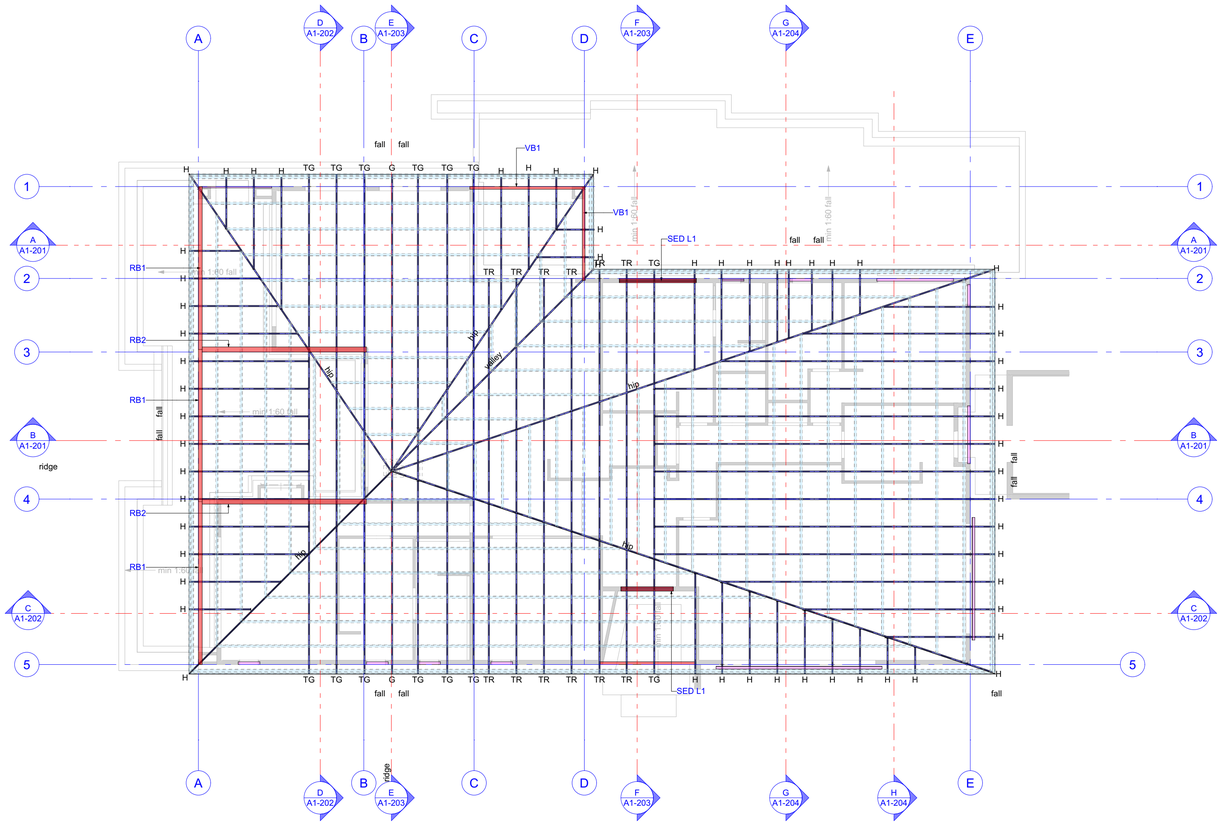
CLIENT:
Jeff Couch & Pamela De Beer

DRAWING TITLE:
**STRUCTURAL PLAN**

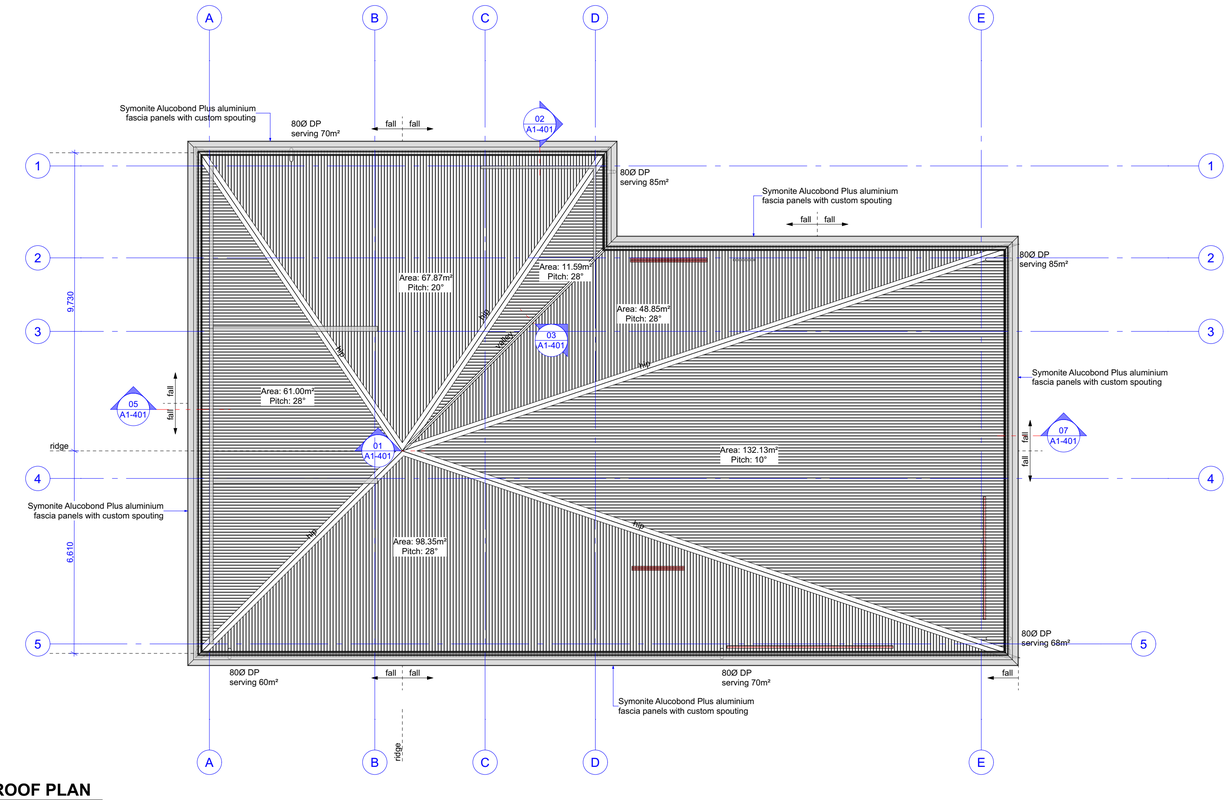
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| DESIGNED BY: STEVE HUMPHERSON | DRAWN BY: MF |
| CHECKED BY: STEVE HUMPHERSON | |
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## 01 ROOF FRAMING
Scale 1:100




## ROOF PLAN
#LayID Scale 1:100

**RF ROOF FRAMING**

| ID | Description | Additional Notes |
|---|---|---|
| CB1 | 45mm x 20mm H3.2 timber Counter Batten @ 900mm centres | fix over roof underlay to each rafter with 40mm x 2.5mm galvanised clouts |
| L1 | 3/240mm x 45mm hySPAN Verandah Beam | Fixing type O: 2/M12 bolts, see NZS3604:2011 figure 9.3 C. (Alternative fixing capacity 6.8kN) |
| L1 | CHH 200mm x 63mm hySPAN Lintel | Lumberlok Type F 4.kN lintel connection |
| L2 | SG8 2/140x45mm H1.2 timber Lintel, Timber Blocking Lintel | Lumberlok Type F 4.kN lintel connection |
| L3 | SG8 2/190x45 H1.2 Timber Lintel | Lumberlok Type F 4.kN lintel connection |
| PU1 | DPC seperation layer over SG8 70x45mm H3.2 timber Purlin @ 900mm centres, DPC seperation over SG8 70x20mm H3.2 timber Purlin @ 900mm centres | Fixing type U: 1 / 14g self-drilling Type 17 screw, 100 mm long. (Alternative fixing capacity 5.5kN). Allow separation layer of building paper between purlin and roof cladding. |
| RB1 | UB250X26 Verandah Beam | Refer to structural engineer plans for details |
| RB2 | UB310X40 Verandah Beam | Refer to structural engineer plans for details |
| SED L1 | 3/240mm x 45mm hySPAN Lintel | Refer to structural engineer plans for details |
| SL1 | UA150X90X10 Lintel | Refer to Engineers design |
| TR1 | 90 x 45 Truss @ 900mm centres | Truss fixing to manufacturers specification |
| VB1 | 240 x 90mm HyONE Verandah Beam | Fixing type O: 2/M12 bolts, see NZS3604:2011 figure 9.3 C. (Alternative fixing capacity 6.8kN) |

**ROOF PLAN**

| Element ID | Description | Additional Notes |
|---|---|---|
| CL4 | Metalcraft Kahu profiled metal cladding installed using Pro Clima method with Solitex Mento synthetic building membrane roof underlay attached to top chord/ rafters and held in place with H3 20mm counter battens | Fixing with 12G x 55mm or 12G x 65mm with colour matched roofing screws load spreading washer |

**Table 5: Downpipe Sizes for Given Roof Pitch and Area**
Paragraph 4.2.1

| Downpipe size (mm) (minimum internal sizes) | Roof pitch 0-25° | 25-35° | 35-45° | 45-55° |
|---|---|---|---|---|
| | Plan area of roof served by the downpipe (m²) | | | |
| 63 mm diameter | 60 | 50 | 40 | 35 |
| 74 mm diameter | 85 | 70 | 60 | 50 |
| 100 mm diameter | 155 | 130 | 110 | 90 |
| 150 mm diameter | 350 | 290 | 250 | 200 |
| 65 x 50 rectangular | 60 | 50 | 40 | 35 |
| 100 x 50 rectangular | 100 | 80 | 70 | 60 |
| 75 x 75 rectangular | 110 | 90 | 80 | 65 |
| 100 x 75 rectangular | 150 | 120 | 105 | 90 |

# CONSTRUCTION

| RevID | ChID | Transmittal Set Name | Date |
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**COUCH deBEER RESIDENCE**
86 Golf Course Road
Wanaka

CLIENT:
Jeff Couch & Pamela De Beer

DRAWING TITLE:
**ROOF FRAMING & ROOF PLAN**

| SCALE: | DATE: |
|---|---|
| 1:100, 1:50 @ A1 | 19/01/2026 |

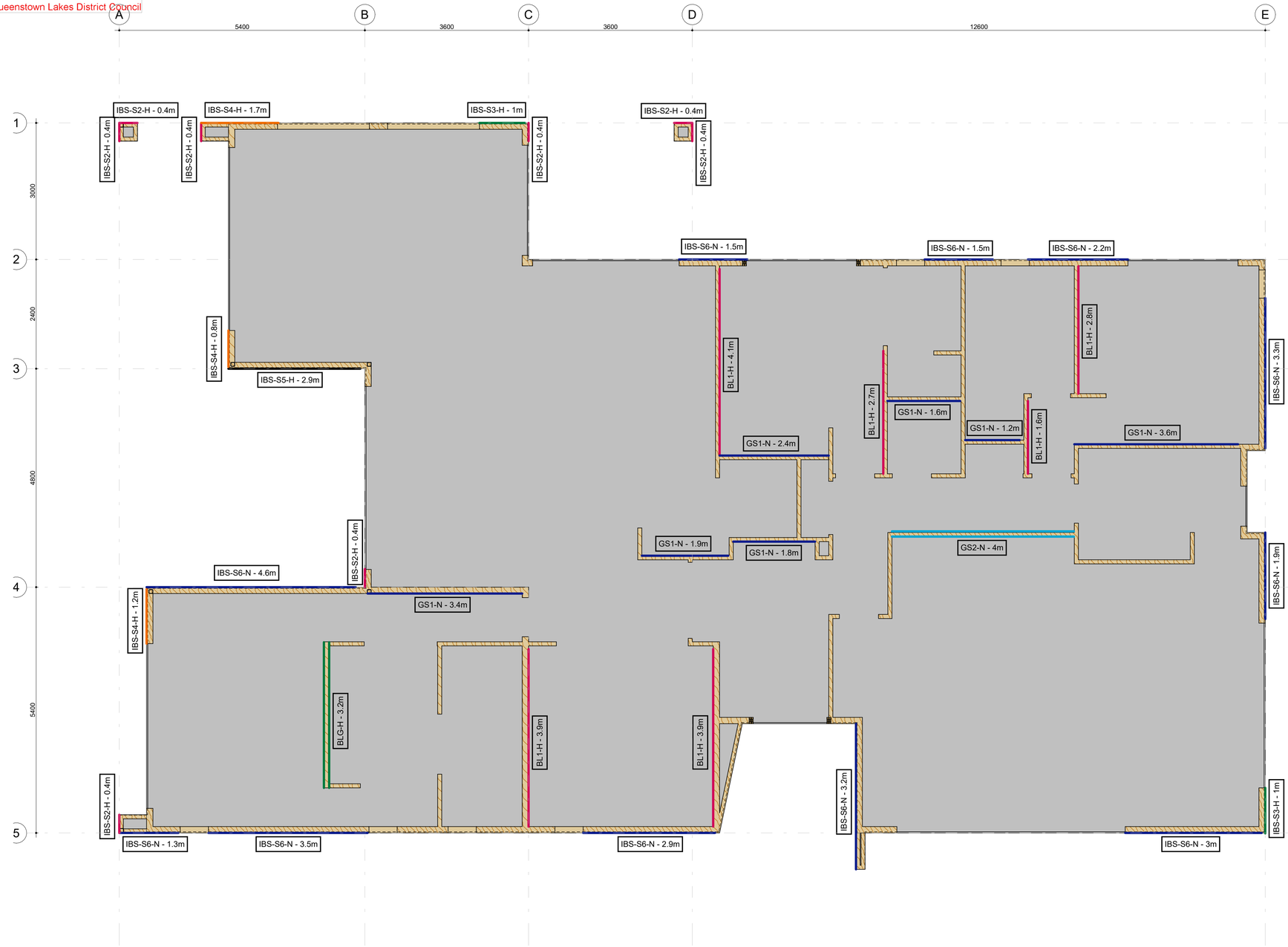
| DESIGNED BY: | DRAWN BY: | CHECKED BY: |
|---|---|---|
| STEVE HUMPHERSON | MF | STEVE HUMPHERSON |

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## General Notes

1. Refer to Architects drawings for all layout and dimensional information.
2. Verify all dimensions on site.
3. All dimensions are in millimeters.
4. Do not scale from the drawings.
5. If any issues or discrepancies are found, contact the Engineer.
6. Alternative materials, methods, and specifications may only be used with approval from the Engineer.

This is a colour drawing, print and copy in colour

## Bracing Schedule

| Type | Description |
|---|---|
| BL1-H | GIB BL1 bracing element with GIB Braceline one side and GIB Handibrac hold downs each end |
| BLG-H | GIB BLG bracing element with GIB Braceline one side, GIB Standard other side, and GIB Handibrac hold downs each end |
| GS1-N | GIB GS1 bracing element with GIB Standard one side and no hold downs |
| GS2-N | GIB GS2 bracing element with GIB Standard both sides and no hold downs |
| IBS-S2-H | IBS RigidRap System 2 bracing element with IBS 8mm OSB one side and GIB Handibrac hold downs each end |
| IBS-S3-H | IBS RigidRap System 3 bracing element with IBS 8mm OSB one side and GIB Handibrac hold downs each end |
| IBS-S4-H | IBS RigidRap System 4 bracing element with IBS 8mm OSB one side and GIB Handibrac hold downs each end |
| IBS-S5-H | IBS RigidRap System 5 bracing element with IBS 8mm OSB one side and GIB Handibrac hold downs each end |
| IBS-S6-N | IBS RigidRap System 6 bracing element with IBS 8mm OSB one side and no hold downs |

## Bracing Notes

1. Bracing lengths shown are minimum required lengths. Bracing element lengths may be increased to suit wall framing layout.
2. Install GIB bracing elements as per GIB EzyBrace Systems Specification and Installation Manual, dated August 2016.
3. Install IBS RigidRAP OSB bracing elements as per IBS RigidRAP Design & Installation Guide, dated April 2024.
4. Where bracing elements end at a SHS post, the end stud may be bolted to the SHS post with M12 bolts at 900crs in lieu of using a GIB Handibrac.
5. Refer Sheet S06-01 & S06-02 for typical Bracing Details.

**TU TIKA CONSULTING ENGINEERS LTD**

| | |
|---|---|
| Architect: | Sorted Architecture |
| Geotechnical Engineer: | N/A |
| Fire Engineer: | N/A |
| MEP Engineer: | N/A |

| | |
|---|---|
| Project: | New Dwelling at 86 Golf Course Road, Wanaka |
| Client: | Jeff Couch & Pamela De Beer |
| Job No: | 25-071 |

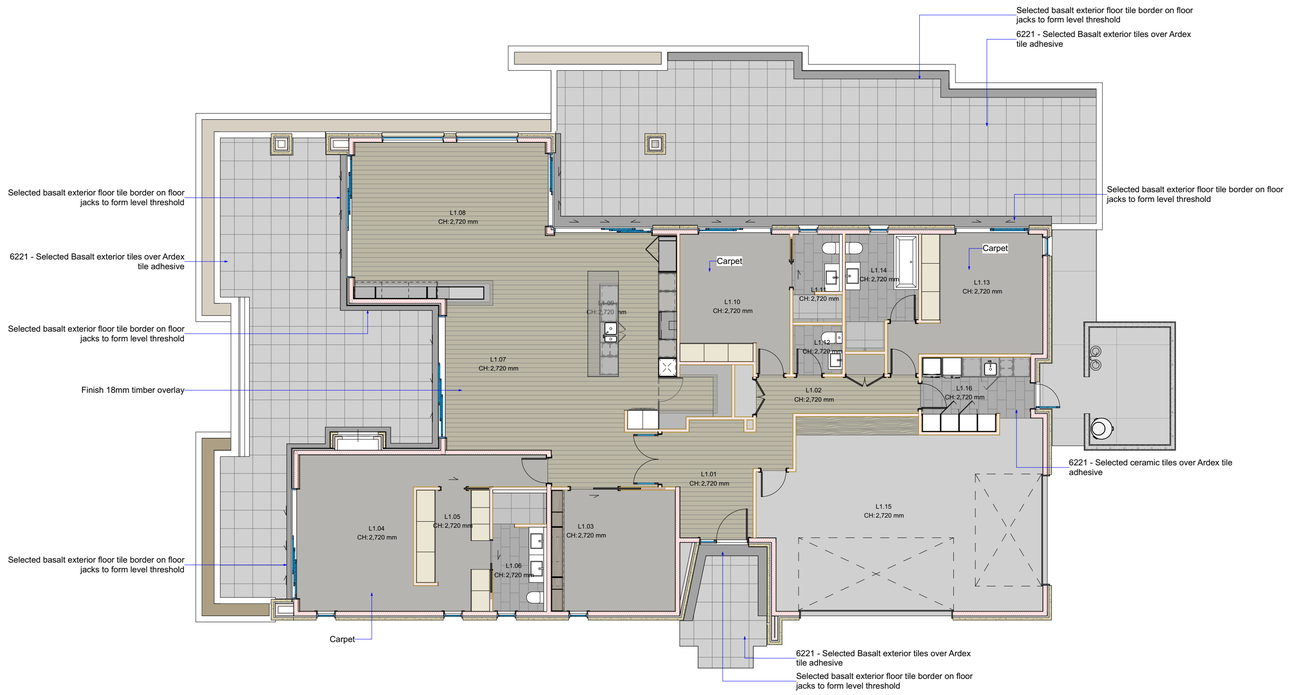
# Bracing Plan

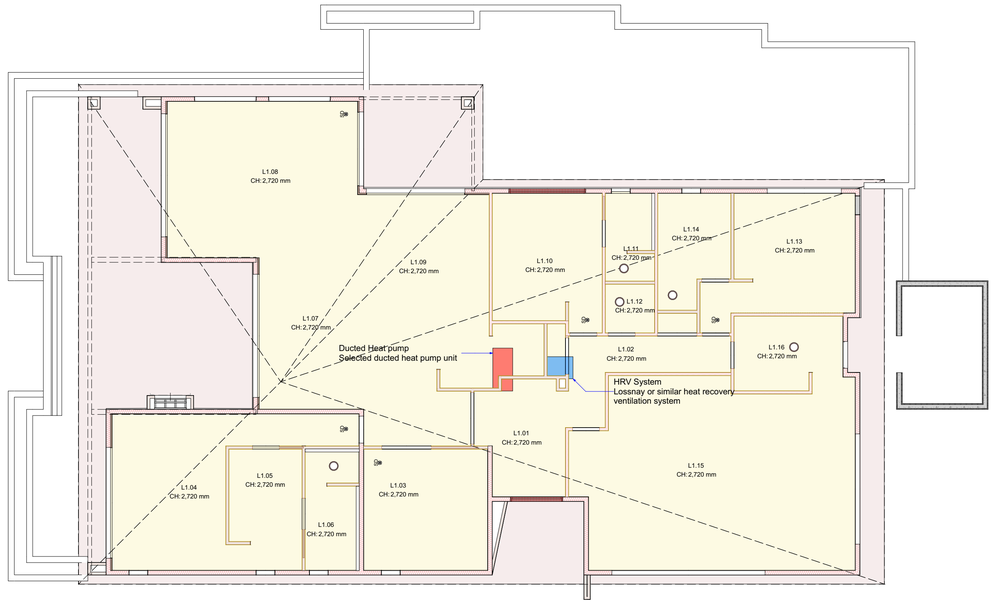
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|---|---|---|
| B | 05.12.2025 | Building Consent |
| A | 03.12.2025 | Preliminary Design |

**FOR CONSTRUCTION**

| | | | | |
|---|---|---|---|---|
| Drawn: | MK | Scale at A1: | 1 : 50 | Sheet No: |
| Design: | MK | Scale at A3: | 2 x A1 Scale | S01-20 |
| Check: | JW | | | |

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**6 FINISHES SCHEDULE V2022_01**

| Zone | Zone Name | Floor Finish | Wall Finish | Ceiling Finish | Area (m) |
|---|---|---|---|---|---|
| L1.01 | ENTRY | timber overlay | painted plasterboard | painted plasterboard | 9.97 |
| L1.02 | HALL | timber overlay | painted plasterboard | painted plasterboard | 8.51 |
| L1.03 | STUDY/ DEN | carpet | painted plasterboard | painted plasterboard | 15.96 |
| L1.04 | MASTER BEDROOM | carpet | painted plasterboard | painted plasterboard | 26.47 |
| L1.05 | W.I.W | carpet | painted plasterboard | painted plasterboard | 7.16 |
| L1.06 | ENSUITE | tiles | tiles | painted plasterboard | 6.91 |
| L1.07 | DINING | timber overlay | painted plasterboard | painted plasterboard | 17.72 |
| L1.08 | LOUNGE | timber overlay | painted plasterboard | painted plasterboard | 33.51 |
| L1.09 | KITCHEN | timber overlay | painted plasterboard | painted plasterboard | 29.58 |
| L1.10 | BEDROOM 3 | carpet | painted plasterboard | painted plasterboard | 15.61 |
| L1.11 | ENSUITE | tiles | tiles | painted plasterboard | 4.58 |
| L1.12 | TOILET | tiles | tiles | painted plasterboard | 2.53 |
| L1.13 | BEDROOM 2 | carpet | painted plasterboard | painted plasterboard | 17.48 |
| L1.14 | ENSUITE | tiles | tiles | painted plasterboard | 7.94 |
| L1.15 | GARAGE | concrete | painted plasterboard | painted plasterboard | 56.20 |
| L1.16 | LAUNDRY | tiles | tiles | painted plasterboard | 5.93 |

## FINISHES PLAN
Scale 1:100

**REFLECTED CEILING KEY**

PB_01
13mm Gib board on Rondo ceiling battens @ 600mm crs.
Fix to timber framing with 32mm x 6g GIB® Grabber™ Screws or 30mm x 2.8 GIB® nails and GibFix Allbond glue to manufacturers instructions

CL5
12mm plywood ceiling on timber ceiling battens @ 600mm crs
---

CJ1
SG8 90x45mm H1.2 timber Ceiling joist @ 900mm centres
Joist to plate or bearer fixing with 2/ 100 x 3.75mm (skewed) hand driven nails or 3/90 x 3.15mm (skewed) power driven nails

SD
Interconnected smoke detector

ceiling grille - ventilation

Ventilation ducting - Fresh Air
Ventilation ducting - Conditioned Air
Ventilation ducting - Extracted Air

1 REFLECTED CEILING PLAN
Scale 1:100

**CONSTRUCTION**

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CONSULTANTS:

JOB TITLE:
**COUCH deBEER RESIDENCE**
86 Golf Course Road
Wanaka

CLIENT:
Jeff Couch & Pamela de Beer

DRAWING TITLE:
**FINISHES PLAN**

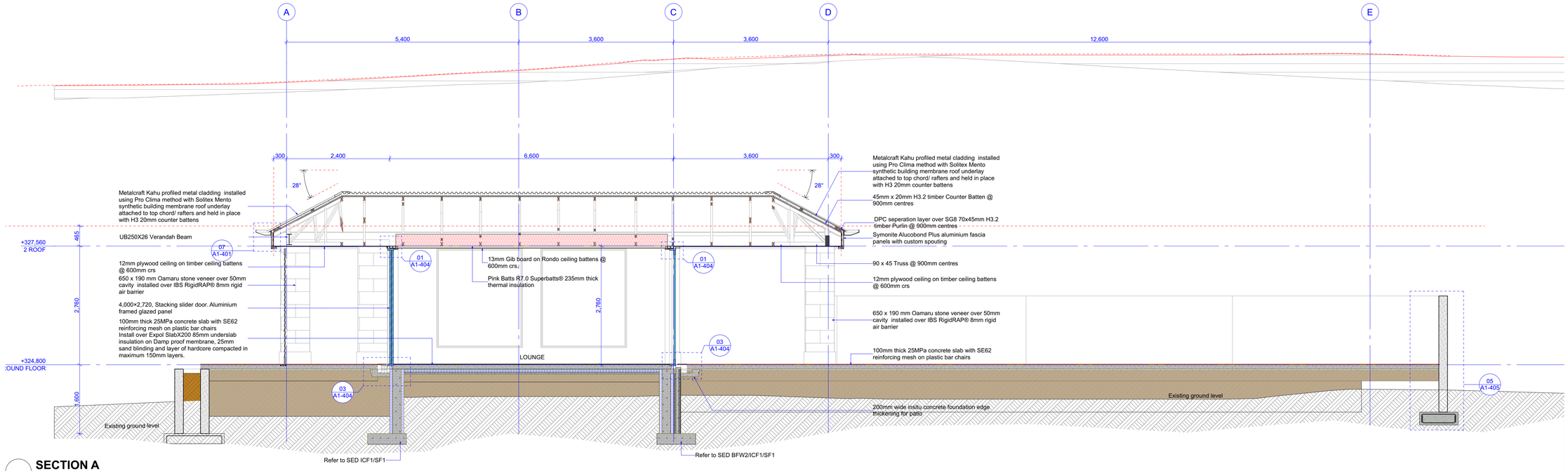
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| DESIGNED BY: | DRAWN BY: | CHECKED BY: |
|---|---|---|
| STEVE HUMPHERSON | Mike Finlay | STEVE HUMPHERSON |

STAGE: **Building Consent RFI**
REV: **02**
JOB No. Couch deBeer_A27_DD01.pln
DRAWING No. : **A1-109**

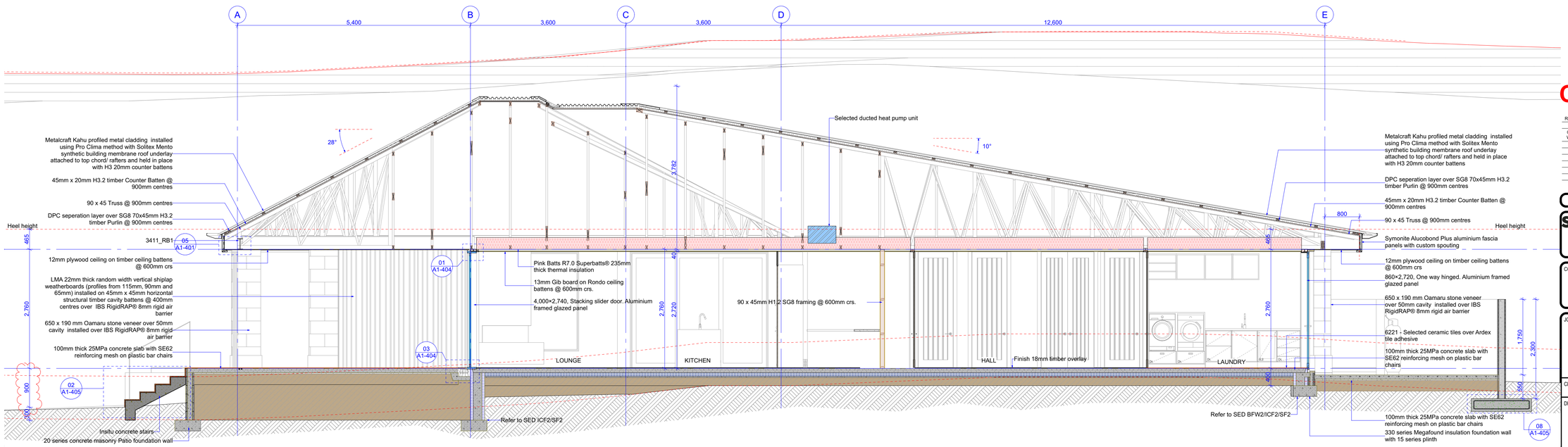

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## SECTION A

#LayID Scale 1:50




## SECTION B

#LayID Scale 1:50

# CONSTRUCTION

| RevID | Comment | Transmittal Set Name | Date |
|---|---|---|---|
| 01 | | Issued for Building Consent | 16/01/2026 |
| 02 - WIP | | Building Consent RFI | Work in Progress |


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CONSULTANTS:

JOB TITLE:
**COUCH deBEER RESIDENCE**
86 Golf Course Road
Wanaka

CLIENT:
Jeff Couch & Pamela de Beer

DRAWING TITLE:
**SECTIONS**

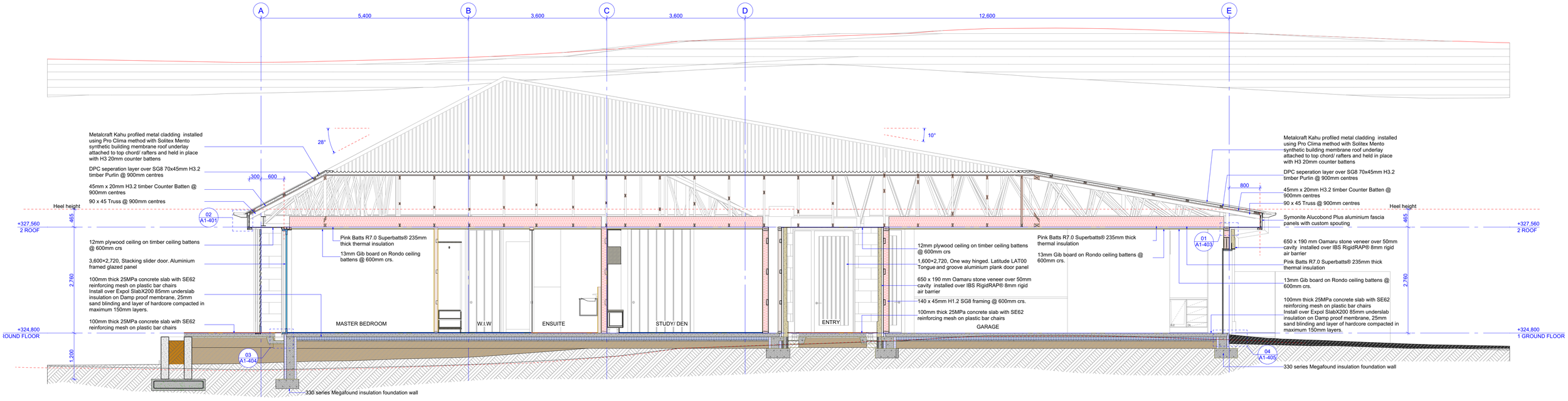
| SCALE: | DATE: |
|---|---|
| 1:50 @ A1 | 19/02/2026 |

| DESIGNED BY: | DRAWN BY: | CHECKED BY: |
|---|---|---|
| STEVE HUMPHERSON | Mike Finlay | STEVE HUMPHERSON |

STAGE: **Building Consent RFI**
REV. 02
JOB No. couch deBeer_A27_DD01.pln
DRAWING No. : A1-201

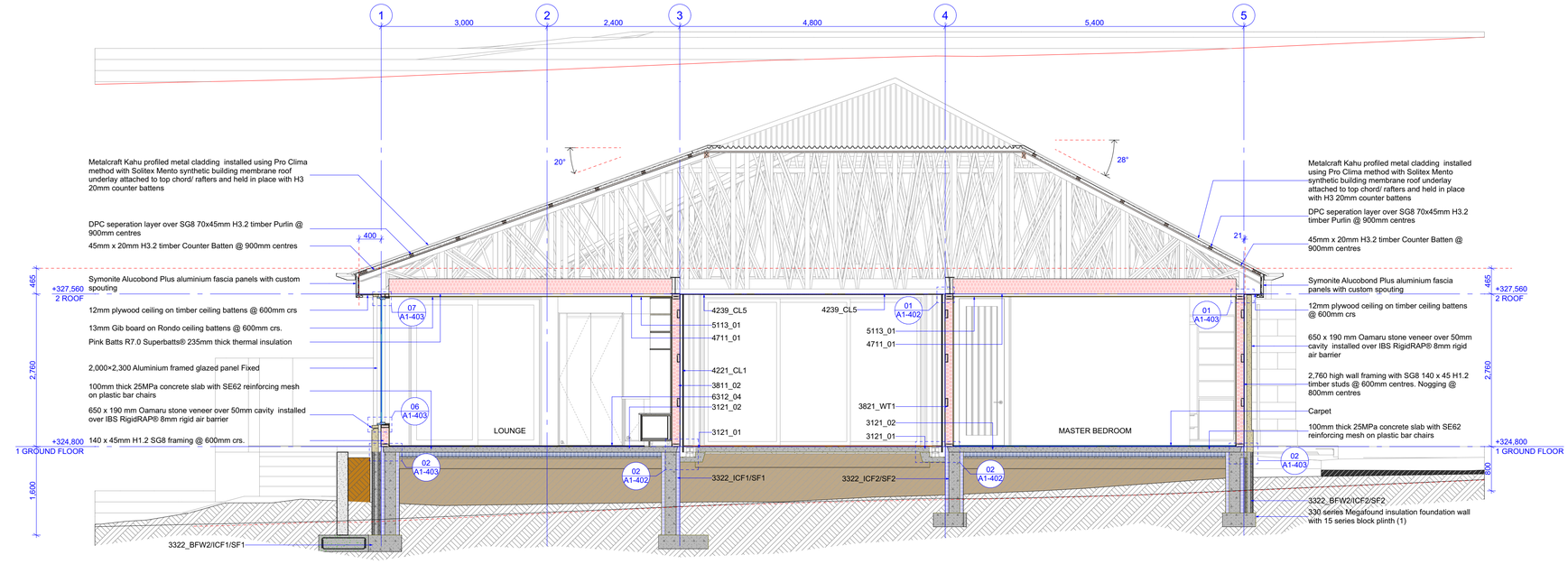
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## SECTION C

#LayID Scale 1:50




## SECTION D

#LayID Scale 1:50

# CONSTRUCTION

| RevID | ChID | Transmittal Set Name | Date |
|---|---|---|---|
| 01 | | Issued for Building Consent | 16/01/2026 |


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86 Golf Course Road
Wanaka

CLIENT:
Jeff Couch & Pamela De Beer

DRAWING TITLE:
**SECTIONS**

| SCALE: | DATE: |
|---|---|
| 1:50, 1:1 @ A1 | 19/01/2026 |

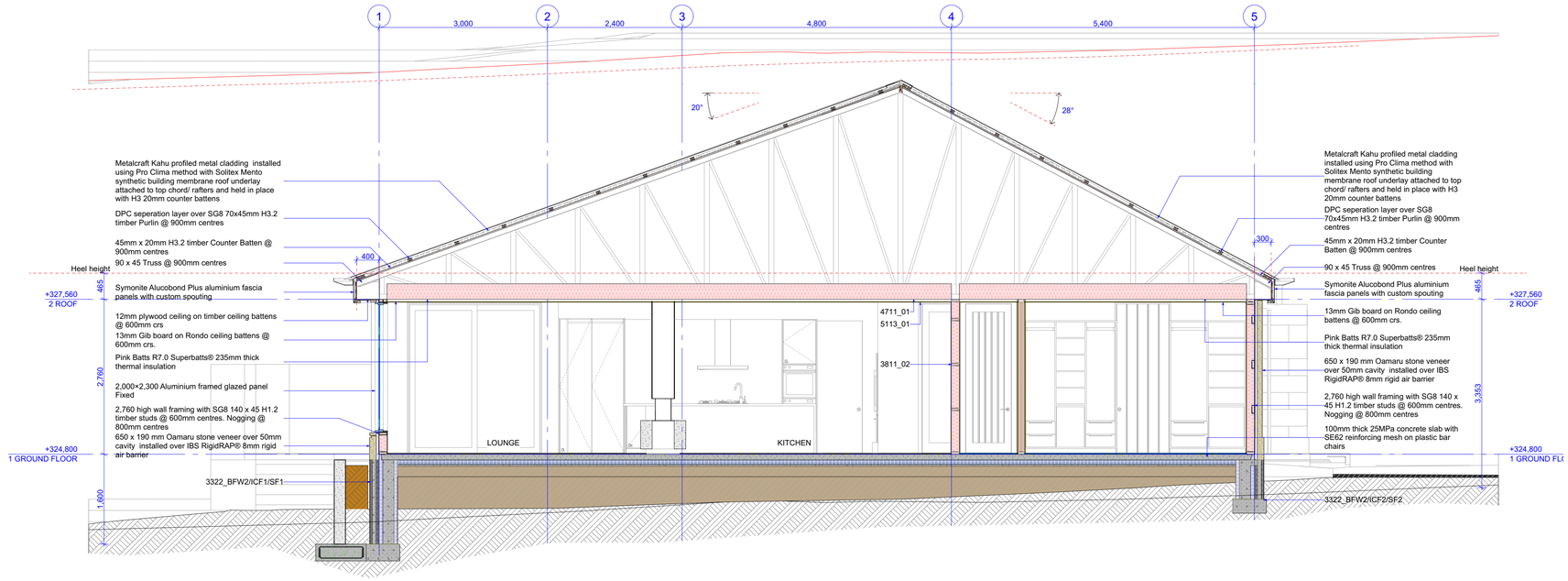
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|---|---|---|
| STEVE HUMPHERSON | MF | STEVE HUMPHERSON |

STAGE: Issued for Building Consent

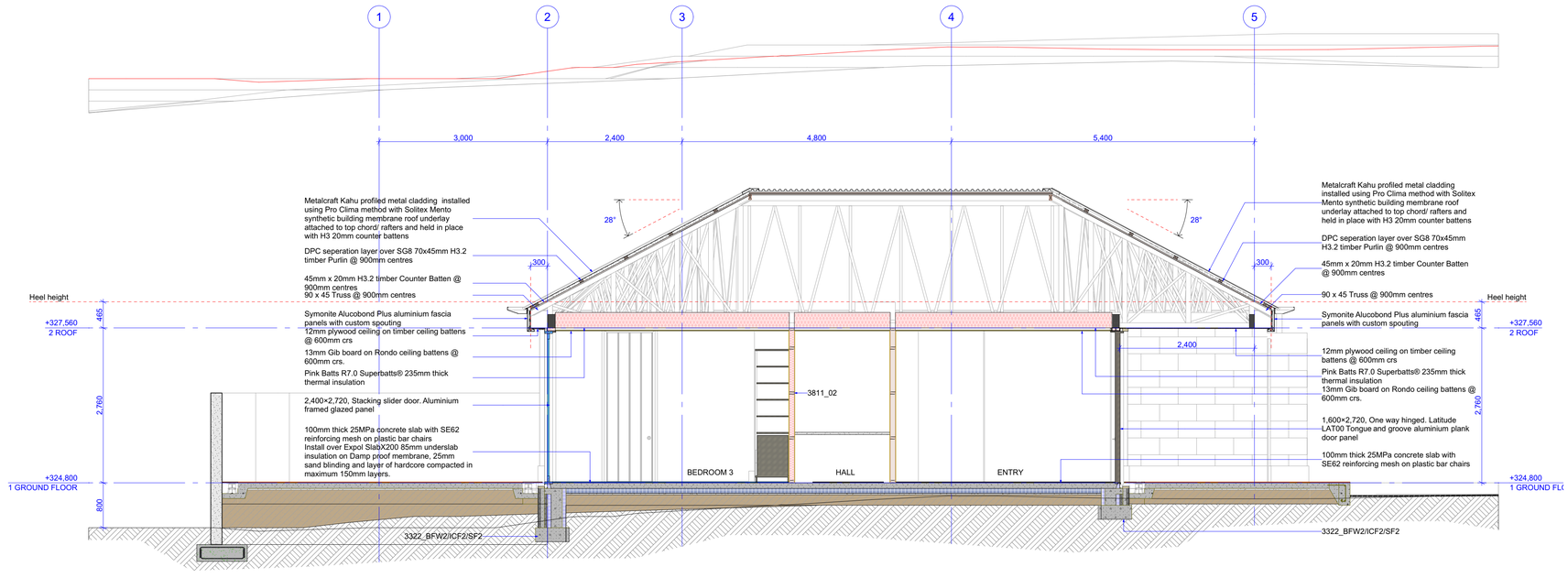
REV. 01 | JOB No. couch deBeer_A27_DD01.pln | DRAWING No. : A1-202


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SECTION E
#LayID Scale 1:50




SECTION F
#LayID Scale 1:50

# CONSTRUCTION

| RevID | ChID | Transmittal Set Name | Date |
|---|---|---|---|
| 01 | | Issued for Building Consent | 16/01/2026 |


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CLIENT:
Jeff Couch & Pamela De Beer

DRAWING TITLE:
**SECTIONS**

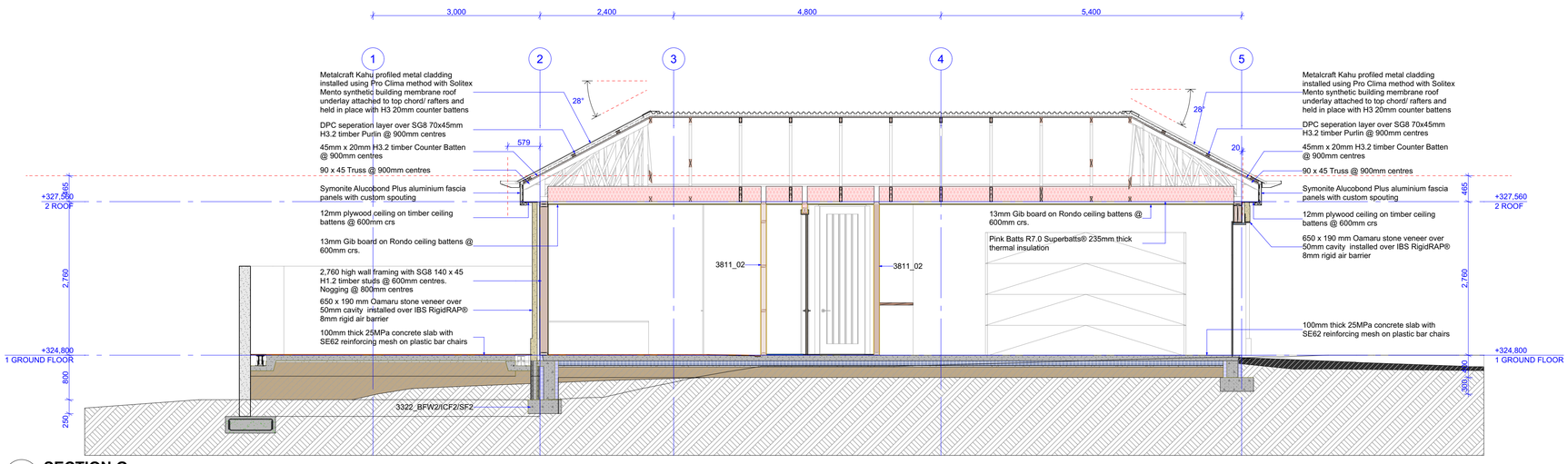
| SCALE: | DATE: |
|---|---|
| 1:50, 1:1 @ A1 | 19/01/2026 |

| DESIGNED BY: | DRAWN BY: | CHECKED BY: |
|---|---|---|
| STEVE HUMPHERSON | MF | STEVE HUMPHERSON |

STAGE: Issued for Building Consent
DRAWING No. : A1-203
REV. 01
JOB No. couch-deBeer_A27_DD01.pln

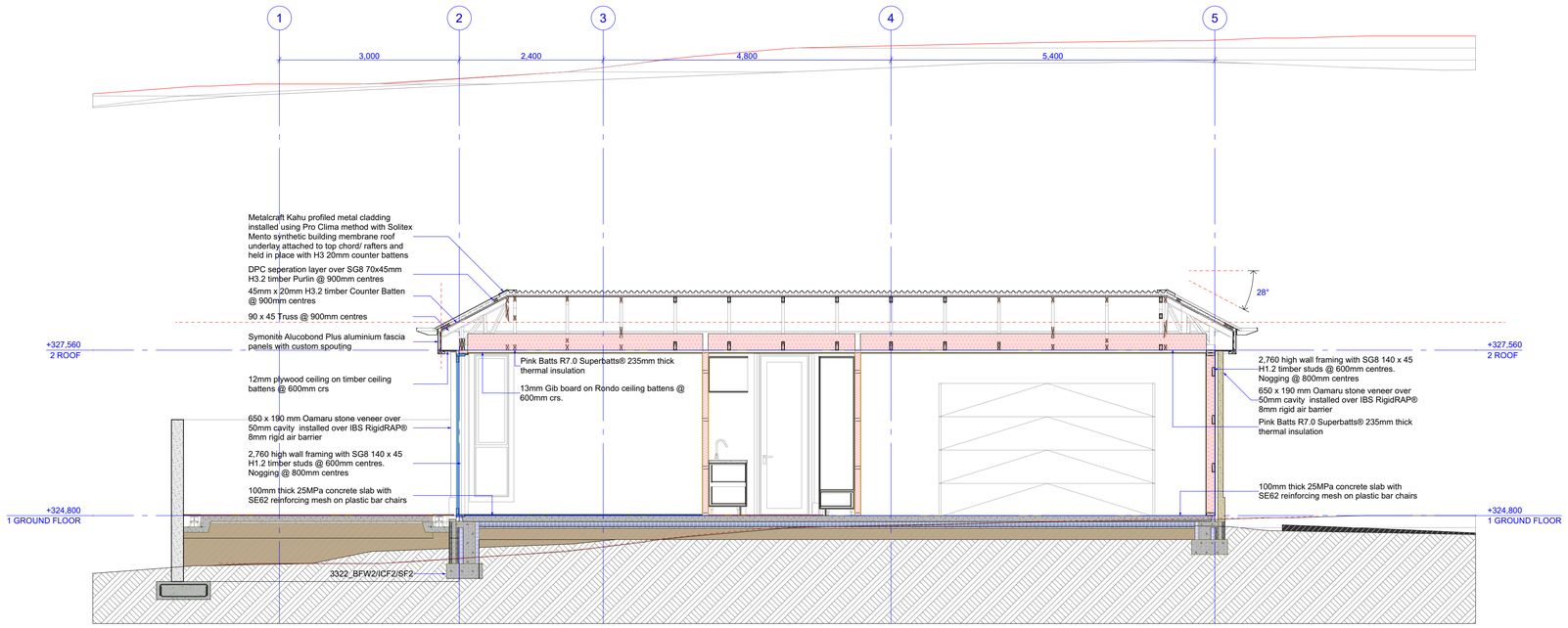

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## SECTION G

#LayID Scale 1:50




## SECTION H

#LayID Scale 1:50

# CONSTRUCTION

| RevID | ChID | Transmittal Set Name | Date |
|---|---|---|---|
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CLIENT:
Jeff Couch & Pamela De Beer

DRAWING TITLE:

**SECTIONS**

| SCALE: | DATE: |
|---|---|
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| DESIGNED BY: | DRAWN BY: | CHECKED BY: |
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STAGE: Issued for Building Consent

REV. 01

JOB No. couch deBeer_A27_DD01.pln

DRAWING No. : A1-204


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**01 NORTH WEST ELEVATION**
#LayID Scale 1:50




**02 SOUTH WEST ELEVATION**
#LayID Scale 1:50

## ELEVATIONS SCHEDULE

| | | | |
|---|---|---|---|
| CL1 | 4221 Timber solid cladding | LMA 22mm thick random width vertical shiplap weatherboards (profiles from 115mm, 90mm and 65mm) installed on 45mm x 45mm horizontal structural timber cavity battens @ 400mm centres over IBS RigidRAP® 8mm rigid air barrier | Fixing with one 60mm x 12g Wurth ASSY Plus Antique decking screw to board face and a 40mm x 2mm stainless steel clinch nail hard up against hidden lap. |
| CL2 | 4252 Metal panel cladding | Symonite Alucobond Plus aluminium fascia panels with custom spouting | Fixed with Type 304 Stainless Steel, Gauge 8 x 25mm Surefix screws or 45mm x 2.5mm stainless steel nails annular grooved at 300mm centres around perimeter and 300mm centres on intermediate supports of each sheet. Fix perimeter of bracing panels at 150mm centres. |
| CL3 | 4271 Natural stone veneer walling | 650 x 190 mm Oamaru stone veneer over 50mm cavity installed over IBS RigidRAP® 8mm rigid air barrier | Brick veneer shall be attached to wall framing by wall ties. Wall ties and their spacings and embedment shall be in accordance with the requirements of NZS 4210 and E2/AS1 Tables 18A, 18B and 18C. Screw fixings shall be minimum 12 gauge, 35mm long hex washer face, galvanised or stainless steel to suit the ties required under Table 18C |
| CL4 | 4311 Profiled metal sheet roofing | Metalcraft Kahu profiled metal cladding installed using Pro Clima method with Solitex Mento synthetic building membrane roof underlay attached to top chord/ rafters and held in place with H3 20mm counter battens | Fixing with 12G x 55mm or 12G x 65mm with colour matched roofing screws load spreading washer |
| CL5 | 4239 Flat or shaped sheet soffit cladding | 12mm plywood ceiling on timber ceiling battens @ 600mm crs | |
| CL7 | 4161 Building wraps, underlays and Dpc's | Solitex Mento synthetic building membrane roof underlay attached to top chord/ rafters | fixed horizontally using Pro Clima Method direct to the top of the rafters, secure with counter batten. |
| INS_01 | 4711 Thermal insulation | Pink Batts R7.0 Superbatts® 235mm thick thermal insulation | Friction fit Pink® batts® slabs between framing. |
| INS_02 | 4711 Thermal insulation | Pink® Batts® Ultra® 140mm R4.0 wall insulation | Friction fit Pink® batts® slabs between framing. |

# CONSTRUCTION

| RevID | ChID | Transmittal Set Name | Date |
|---|---|---|---|
| 01 | | Issued for Building Consent | 16/01/2026 |


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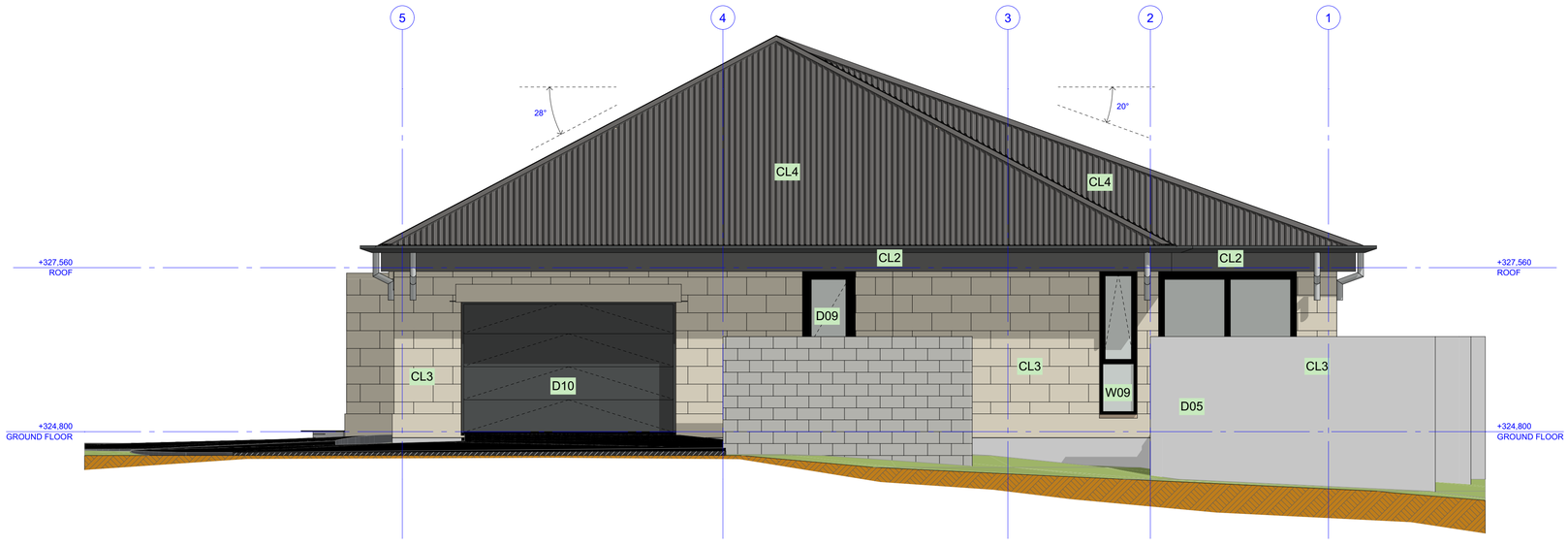
CLIENT:
Jeff Couch & Pamela De Beer

DRAWING TITLE:
**ELEVATIONS**

| | | |
|---|---|---|
| SCALE: 1:50, 1:1 @ A1 | | DATE: 19/01/2026 |
| DESIGNED BY: STEVE HUMPHERSON | DRAWN BY: MF | CHECKED BY: STEVE HUMPHERSON |
| STAGE: Issued for Building Consent | | DRAWING No. : A1-301 |
| REV. 01 | JOB No. couch-deBeer_A27_DD01.pln | |

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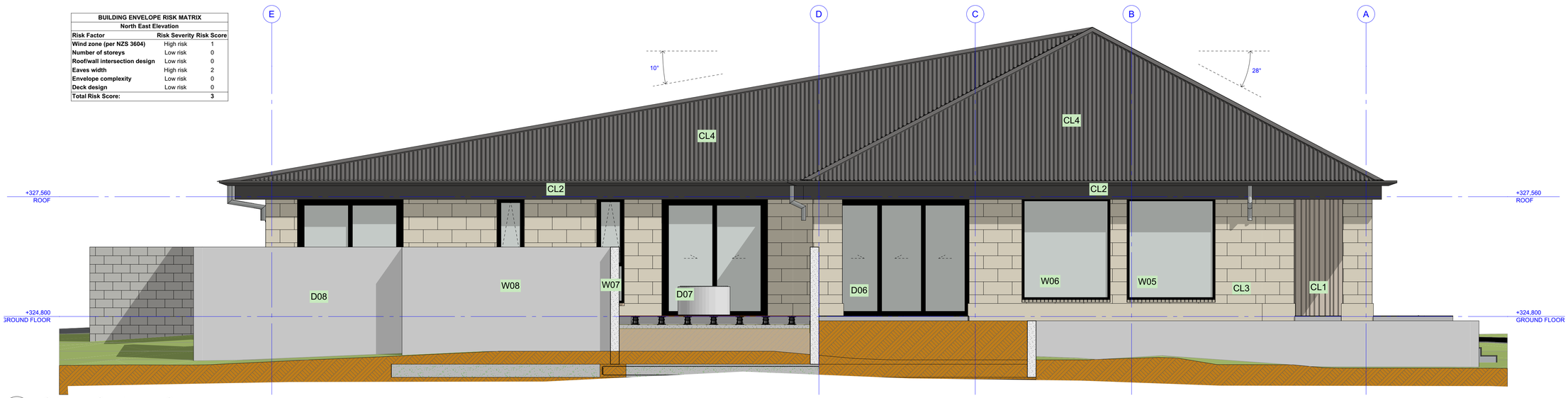



**03** #LayID **SOUTH EAST ELEVATION**
Scale 1:50

## ELEVATIONS SCHEDULE

| | | | |
|---|---|---|---|
| CL1 | 4221 Timber solid cladding | LMA 22mm thick random width vertical shiplap weatherboards (profiles from 115mm, 90mm and 65mm) installed on 45mm x 45mm horizontal structural timber cavity battens @ 400mm centres over IBS RigidRAP® 8mm rigid air barrier | Fixing with one 60mm x 12g Wurth ASSY Plus Antique decking screw to board face and a 40mm x 2mm stainless steel clinch nail hard up against hidden lap. |
| CL2 | 4252 Metal panel cladding | Symonite Alucobond Plus aluminium fascia panels with custom spouting | Fixed with Type 304 Stainless Steel, Gauge 8 x 25mm Surefix screws or 45mm x 2.5mm stainless steel nails annular grooved at 300mm centres around perimeter and 300mm centres on intermediate supports of each sheet. Fix perimeter of bracing panels at 150mm centres. |
| CL3 | 4271 Natural stone veneer walling | 650 x 190 mm Oamaru stone veneer over 50mm cavity installed over IBS RigidRAP® 8mm rigid air barrier | Brick veneer shall be attached to wall framing by wall ties. Wall ties and their spacings and embedment shall be in accordance with the requirements of NZS 4210 and E2/AS1 Tables 18A, 18B and 18C. Screw fixings shall be minimum 12 gauge, 35mm long hex washer face, galvanised or stainless steel to suit the ties required under Table 18C |
| CL4 | 4311 Profiled metal sheet roofing | Metalcraft Kahu profiled metal cladding installed using Pro Clima method with Solitex Mento synthetic building membrane roof underlay attached to top chord/ rafters and held in place with H3 20mm counter battens | Fixing with 12G x 55mm or 12G x 65mm with colour matched roofing screws load spreading washer |
| CL5 | 4239 Flat or shaped sheet soffit cladding | 12mm plywood ceiling on timber ceiling battens @ 600mm crs | |
| CL7 | 4161 Building wraps, underlays and Dpc's | Solitex Mento synthetic building membrane roof underlay attached to top chord/ rafters | fixed horizontally using Pro Clima Method direct to the top of the rafters, secure with counter batten. |
| INS_01 | 4711 Thermal insulation | Pink Batts R7.0 Superbatts® 235mm thick thermal insulation | Friction fit Pink® batts® slabs between framing. |
| INS_02 | 4711 Thermal insulation | Pink® Batts® Ultra® 140mm R4.0 wall insulation | Friction fit Pink® batts® slabs between framing. |

| BUILDING ENVELOPE RISK MATRIX | | |
|---|---|---|
| North East Elevation | | |
| **Risk Factor** | **Risk Severity** | **Risk Score** |
| **Wind zone (per NZS 3604)** | High risk | 1 |
| **Number of storeys** | Low risk | 0 |
| **Roof/wall intersection design** | Low risk | 0 |
| **Eaves width** | High risk | 2 |
| **Envelope complexity** | Low risk | 0 |
| **Deck design** | Low risk | 0 |
| **Total Risk Score:** | | **3** |




**04** #LayID **NORTH EAST ELEVATION**
Scale 1:50

**CONSTRUCTION**

| RevID | ChID | Transmittal Set Name | Date |
|---|---|---|---|
| 01 | | Issued for Building Consent | 16/01/2026 |


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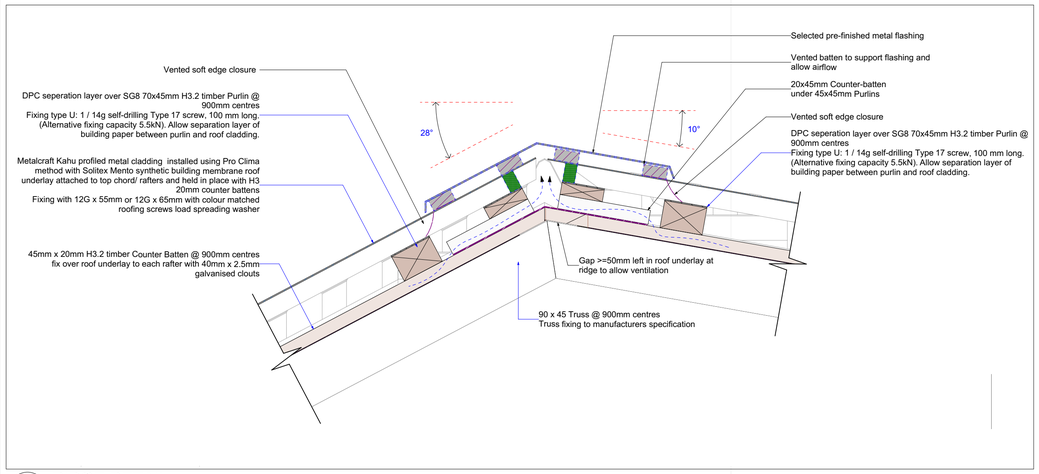
CLIENT:
Jeff Couch & Pamela De Beer

DRAWING TITLE:
**ELEVATIONS**

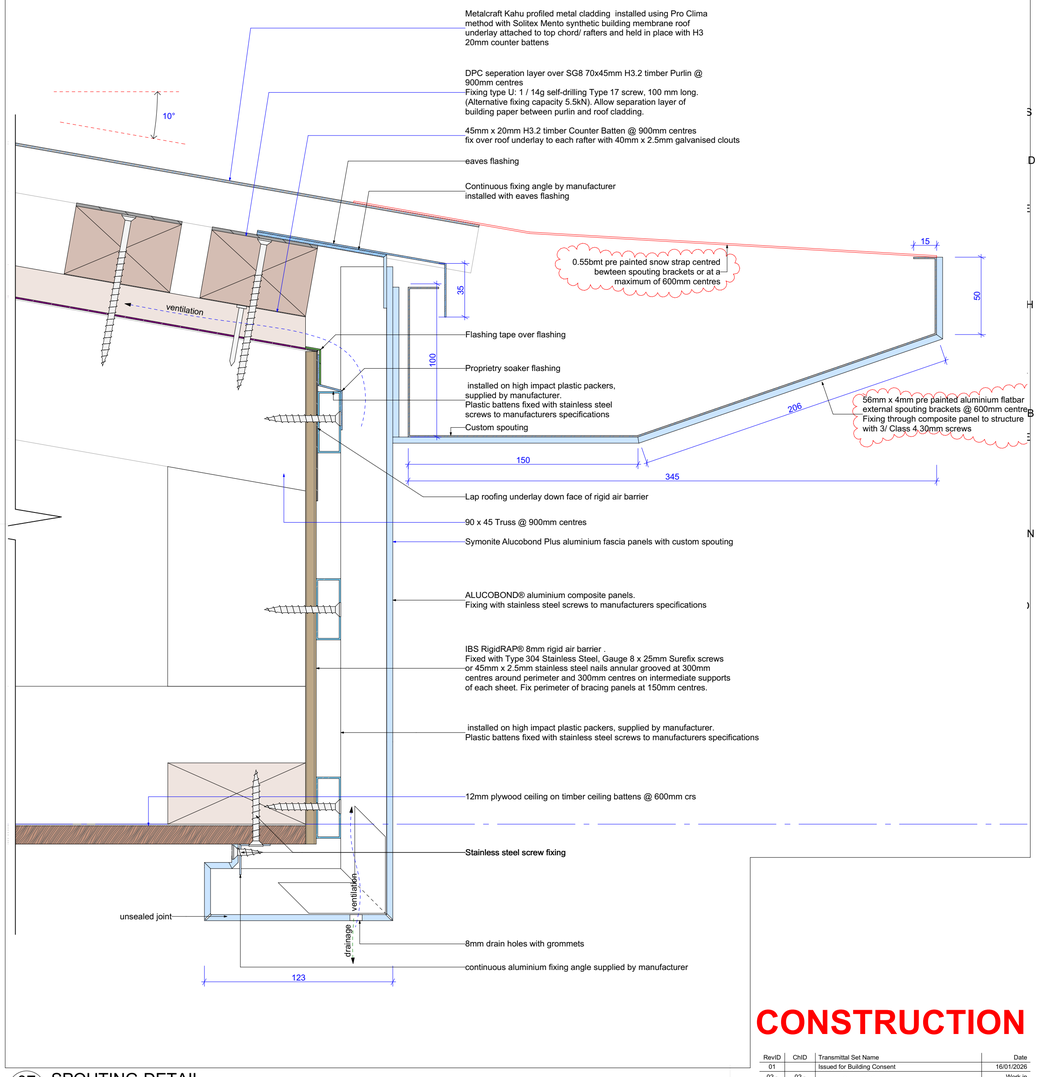
| | | |
|---|---|---|
| SCALE: 1:50, 1:1 @ A1 | | DATE: 19/01/2026 |
| DESIGNED BY: STEVE HUMPHERSON | DRAWN BY: MF | CHECKED BY: STEVE HUMPHERSON |
| STAGE: Issued for Building Consent | | DRAWING No. : A1-302 |
| REV. 01 | JOB No. couch-deBeer_A27_DD01.pln | |


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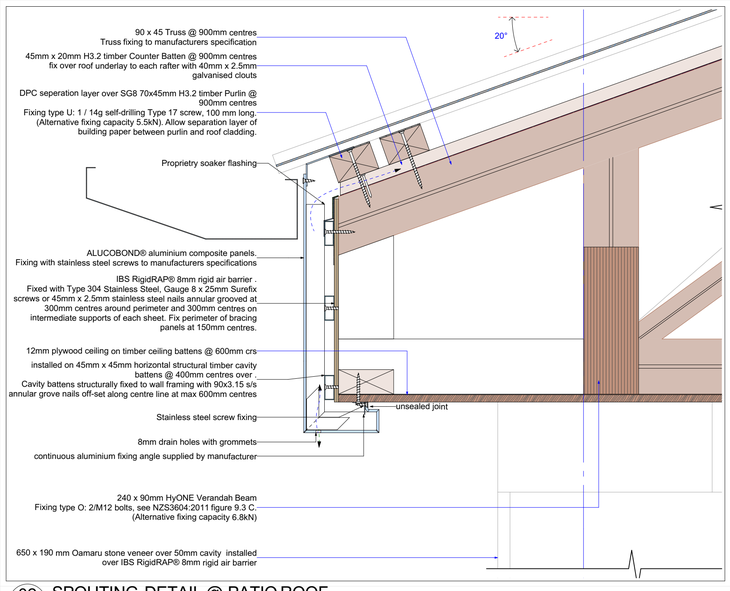
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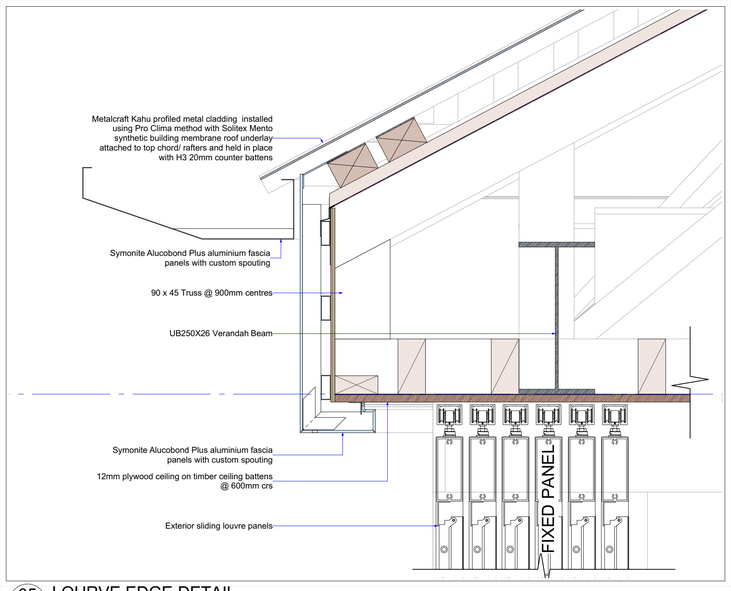

01 #LayID RIDGE DETAIL
Scale 1:5



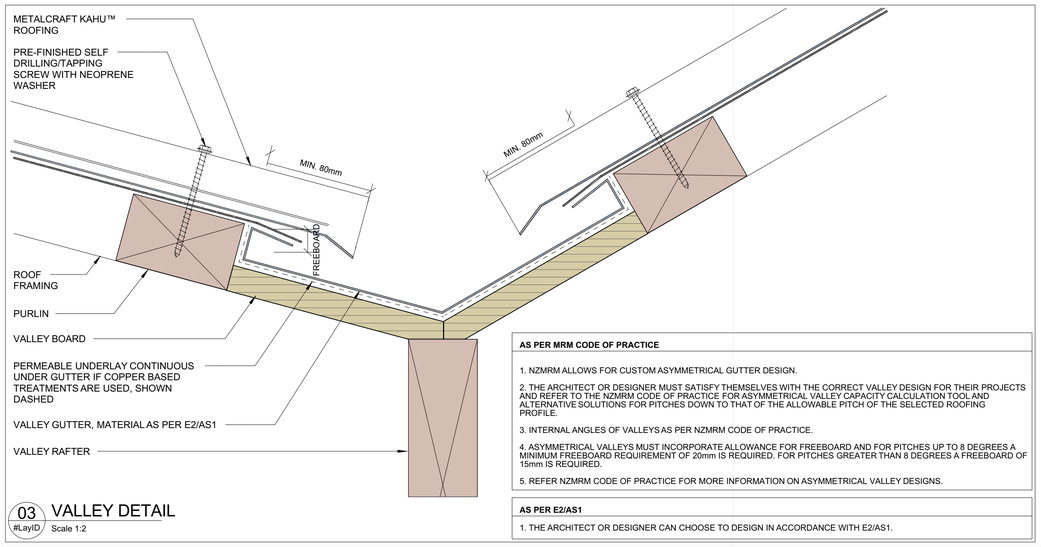

07 #LayID SPOUTING DETAIL
Scale 1:2




02 #LayID SPOUTING DETAIL @ PATIO ROOF
Scale 1:5




05 #LayID LOURVE EDGE DETAIL
Scale 1:5




**AS PER MRM CODE OF PRACTICE**

1. NZMRM ALLOWS FOR CUSTOM ASYMMETRICAL GUTTER DESIGN.

2. THE ARCHITECT OR DESIGNER MUST SATISFY THEMSELVES WITH THE CORRECT VALLEY DESIGN FOR THEIR PROJECTS AND REFER TO THE NZMRM CODE OF PRACTICE FOR ASYMMETRICAL VALLEY CAPACITY CALCULATION TOOL AND ALTERNATIVE SOLUTIONS FOR PITCHES DOWN TO THAT OF THE ALLOWABLE PITCH OF THE SELECTED ROOFING PROFILE.

3. INTERNAL ANGLES OF VALLEYS AS PER NZMRM CODE OF PRACTICE.

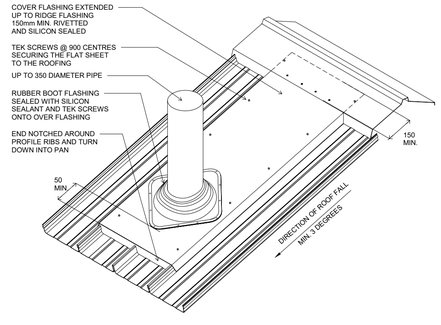
4. ASYMMETRICAL VALLEYS MUST INCORPORATE ALLOWANCE FOR FREEBOARD AND FOR PITCHES UP TO 8 DEGREES A MINIMUM FREEBOARD REQUIREMENT OF 20mm IS REQUIRED. FOR PITCHES GREATER THAN 8 DEGREES A FREEBOARD OF 15mm IS REQUIRED.

5. REFER NZMRM CODE OF PRACTICE FOR MORE INFORMATION ON ASYMMETRICAL VALLEY DESIGNS.

**AS PER E2/AS1**

1. THE ARCHITECT OR DESIGNER CAN CHOOSE TO DESIGN IN ACCORDANCE WITH E2/AS1.

03 #LayID VALLEY DETAIL
Scale 1:2




NOTE:
- DETAIL IS ONLY APPLICABLE FOR PENETRATIONS UP TO 350mm DIAMETER

09 A1-409 SMALL ROOF PENETRATION DETAIL
N.T.S

# CONSTRUCTION

| RevID | ChID | Transmittal Set Name | Date |
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| 01 | | Issued for Building Consent | 16/01/2026 |
| 02 - WIP | 02 - WIP-1 | Building Consent RFI | Work in Progress |


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CLIENT:
Jeff Couch & Pamela de Beer

DRAWING TITLE:
**ROOF DETAILS**

| SCALE: | DATE: |
|---|---|
| 1:5, 1:2, 1:1.250 @ A1 | 19/02/2026 |

| DESIGNED BY: | DRAWN BY: | CHECKED BY: |
|---|---|---|
| STEVE HUMPHERSON | Mike Finlay | STEVE HUMPHERSON |

STAGE: **Building Consent RFI**

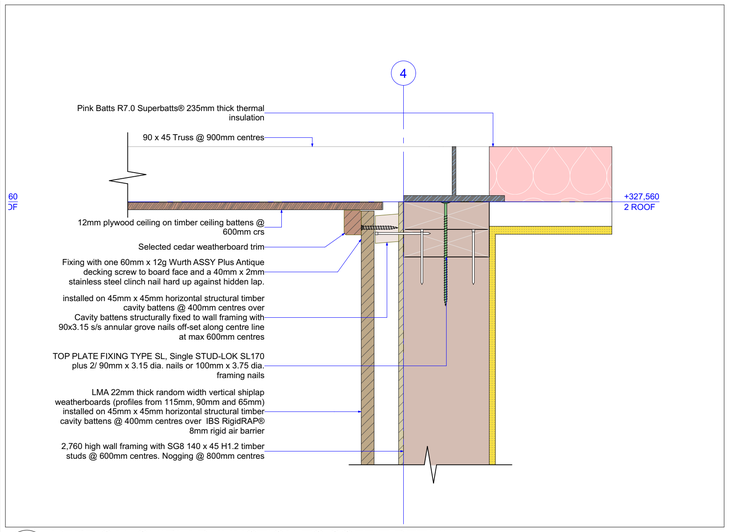
DRAWING No. :
A1-401

REV. 02

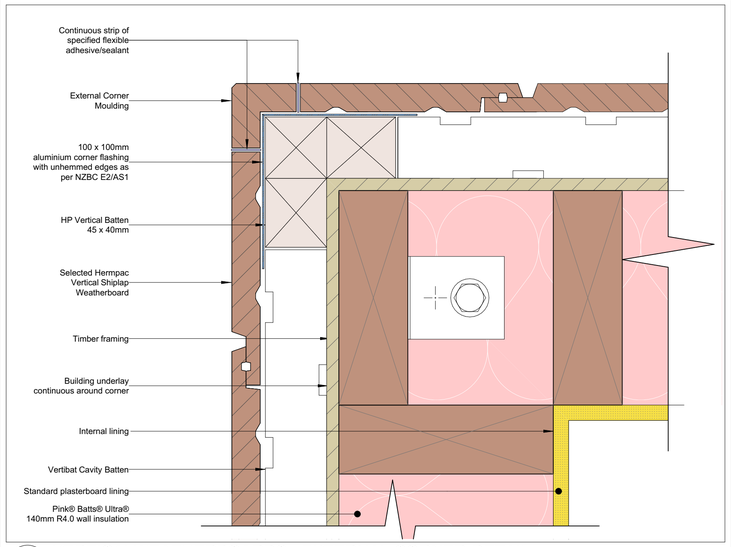
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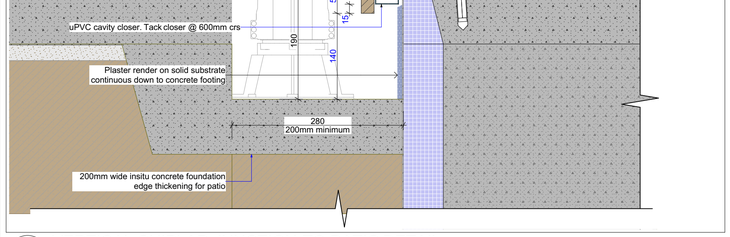
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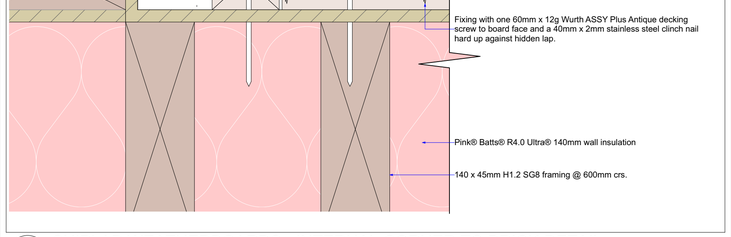

01 - VERTICAL SHIPLAP JUNCTION TO SOFFIT DETAIL
Scale 1:5



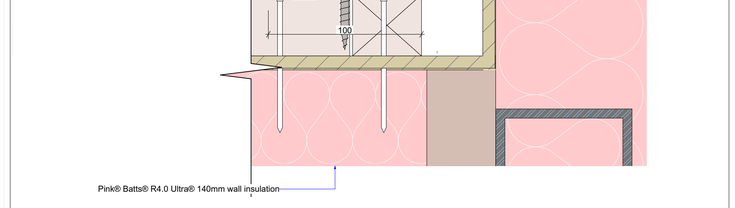

04 - VERTICALWEATHERBOARDS - EXTERNAL CORNER DETAIL
Scale 1:2




02 - VERTICAL SHIPLAP JUNCTION TO PATIO DETAIL
Scale 1:5




05 - SHIPLAP WEATHERBOARDS - INTERNAL CORNER TO BRICK DETAIL
#LayID Scale 1:2




08 - SHIPLAP WEATHERBOARDS - INTERNAL CORNER DETAIL
Scale 1:2

**General Notes ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS WHERE RELEVANT:**

1. ARCHITECTURAL SPECIFICATION
2. FINISHES, FIXTURES, LIGHTING, AND DOOR HARDWARE SCHEDULES
3. SUPPLEMENTARY TRADE SPECIFICATIONS
4. STRUCTURAL ENGINEERS DOCUMENTS 5. CIVIL ENGINEERING DOCUMENTS 6. RESOURSE CONSENT
7. BUILDING CONSENT
8. ADDITIONAL SPECIALIST CONSULTANTS DOCUMENTS

BUILDERS / CONTRACTORS SHALL VERIFY ALL LEVELS / DIMENSIONS
/ SET OUTS BEFORE ANY WORK COMMENCES. DIMENSIONS SHOWN ARE NOMINAL. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE DESIGNER IS TO BE MADE AWARE OF ANY DISCREPANCIES IN ANY OF THE DOCUMENTS BEFORE AFFECTED WORKS COMMENCE.

ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW WHERE APPROPIATE AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF APPROVED SHOP DRAWINGS.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS / BY-LAWS, THE BUILDING CODE OF NEW ZEALAND + ANY RELEVANT NEW ZEALAND STANDARDS & ACCEPTABLE SOLUTIONS WHERE APPLICABLE.

ALL WORK TO COMPLY WITH THE BUILDING CONSENT ISSUED FOR THE PROJECT.

CO-ORDINATE AND KEEP UPDATED ALL REQUIRED SUB CONTRACTORS TO ENSURE PROMPT TIMING & INTEGRATION OF ALL TRADES INVOLVED ACROSS THE PROJECT.

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86 Golf Course Road
Wanaka

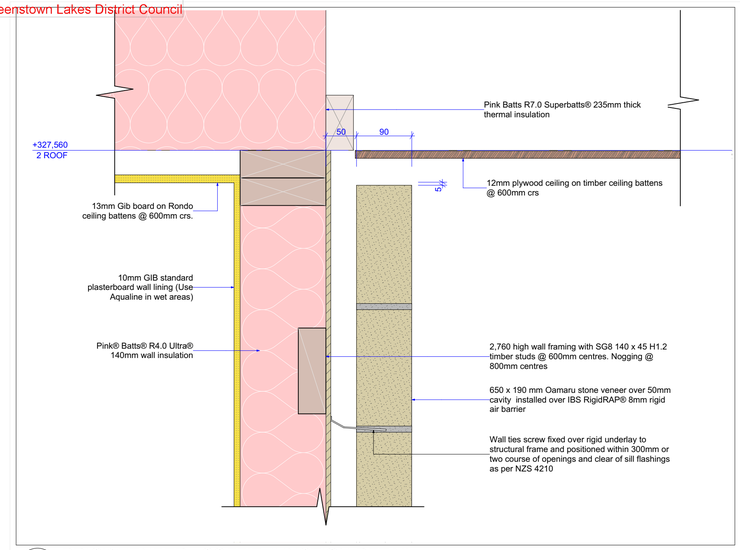
CLIENT:
Jeff Couch & Pamela De Beer

DRAWING TITLE:
**VERTICAL SHIPLAP DETAILS**

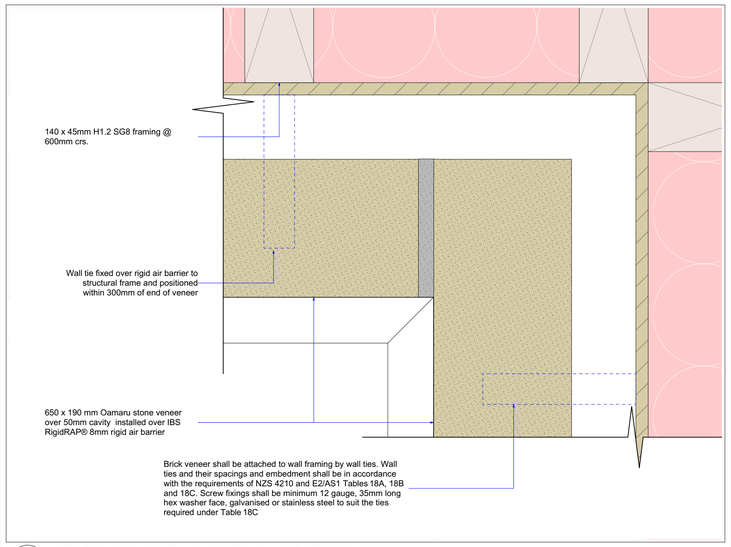
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| SCALE: 1:5, 1:2 @ A1 | | DATE: 19/01/2026 |
| DESIGNED BY: STEVE HUMPHERSON | DRAWN BY: MF | CHECKED BY: STEVE HUMPHERSON |
| STAGE: Issued for Building Consent | | DRAWING No. : A1-402 |
| REV. 01 | JOB No. Couch deBeer_A27_DD01.pln | |

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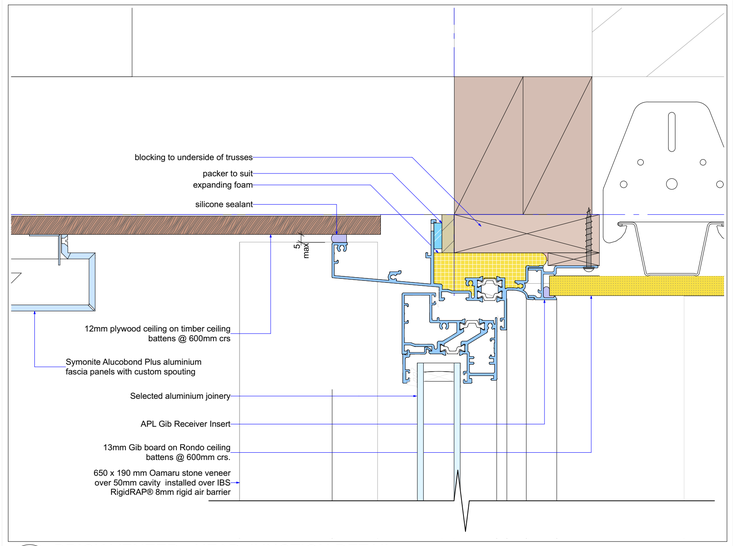
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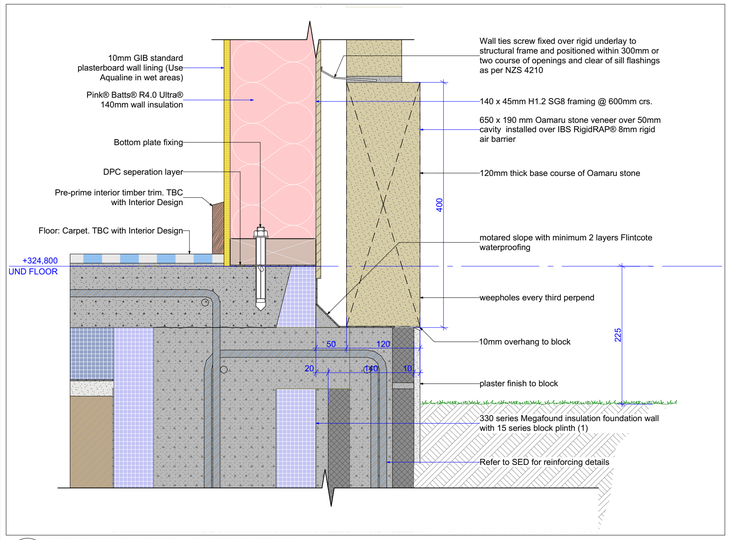

01 BRICK VENEER - SOFFIT JUNCTION DETAIL
A1-103 Scale 1:5



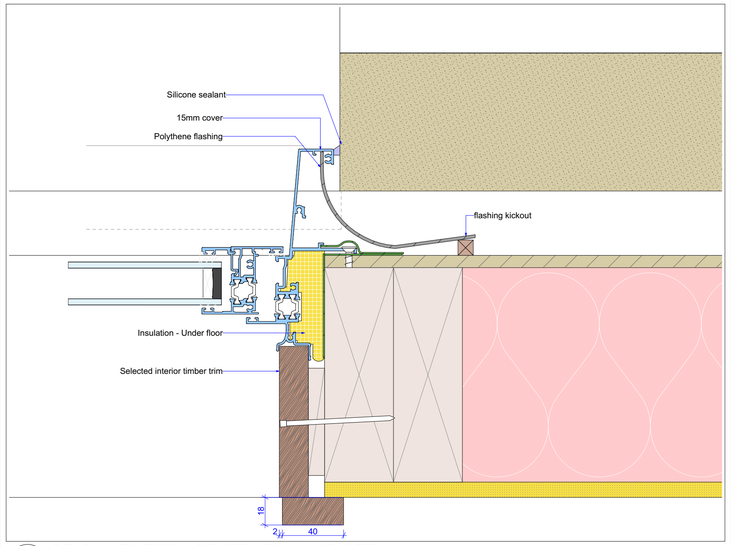

04 BRICK VENEER - INTERNAL CORNER DETAIL
#LayID Scale 1:2



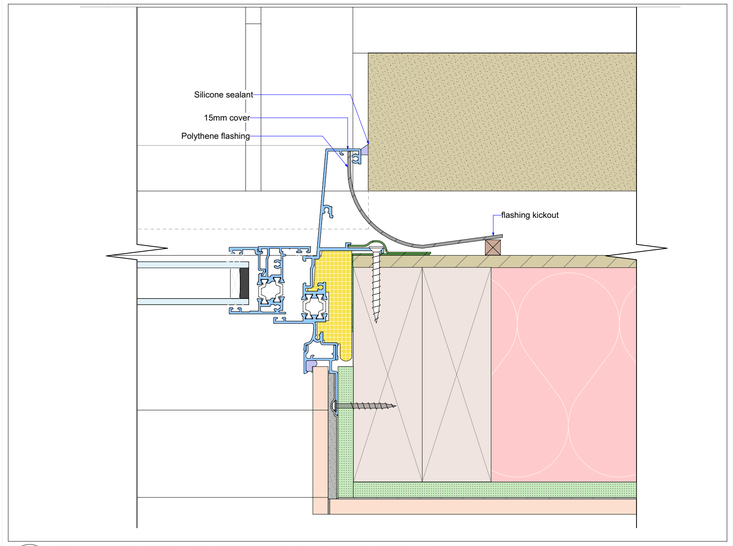

07 BRICK VENEER - HEAD JUNCTION DETAIL
A1-103 Scale 1:2



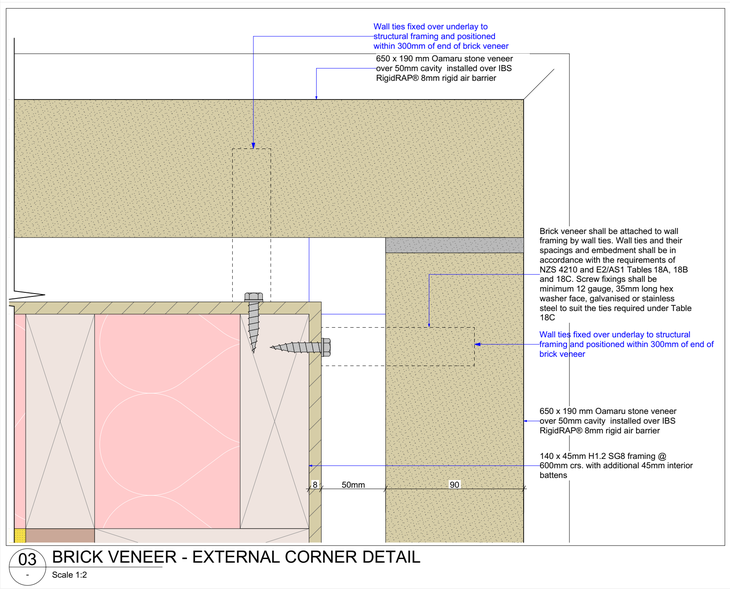

02 BRICK VENEER - BASE DETAIL
A1-103 Scale 1:5



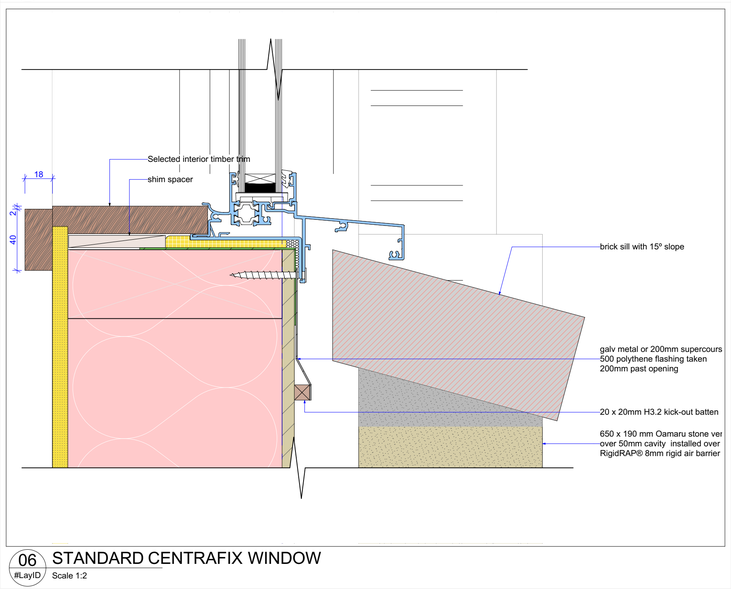

05 BRICK VENEER - CENTRAFIX JAMB DETAIL
#LayID Scale 1:2



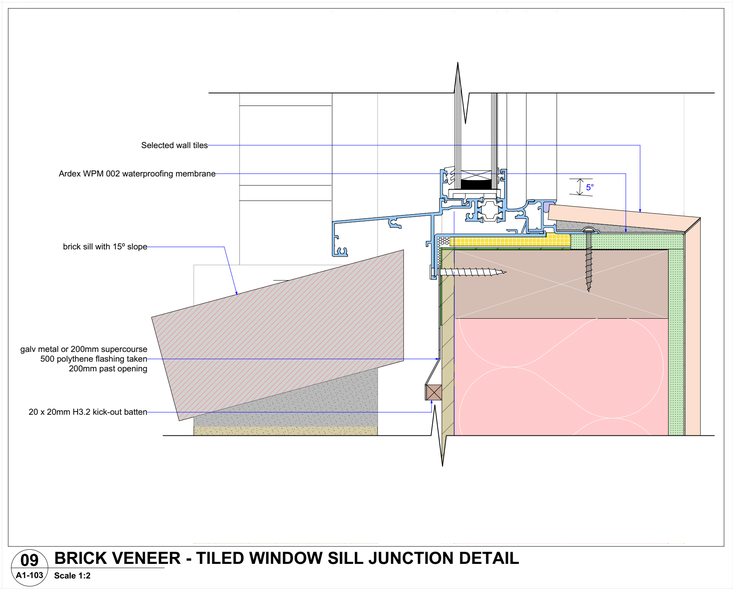

08 BRICK VENEER - TILED WINDOW JAMB DETAIL
- Scale 1:2




03 BRICK VENEER - EXTERNAL CORNER DETAIL
- Scale 1:2




06 STANDARD CENTRAFIX WINDOW
#LayID Scale 1:2




09 BRICK VENEER - TILED WINDOW SILL JUNCTION DETAIL
A1-103 Scale 1:2

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SORTED ARCHITECTURE
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CONSULTANTS:

JOB TITLE:
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Wanaka

CLIENT:
Jeff Couch & Pamela De Beer

DRAWING TITLE:
**BRICK VENEER DETAILS**

| SCALE: | DATE: |
|---|---|
| 1:5, 1:2 @ A1 | 19/01/2026 |

| DESIGNED BY: | DRAWN BY: | CHECKED BY: |
|---|---|---|
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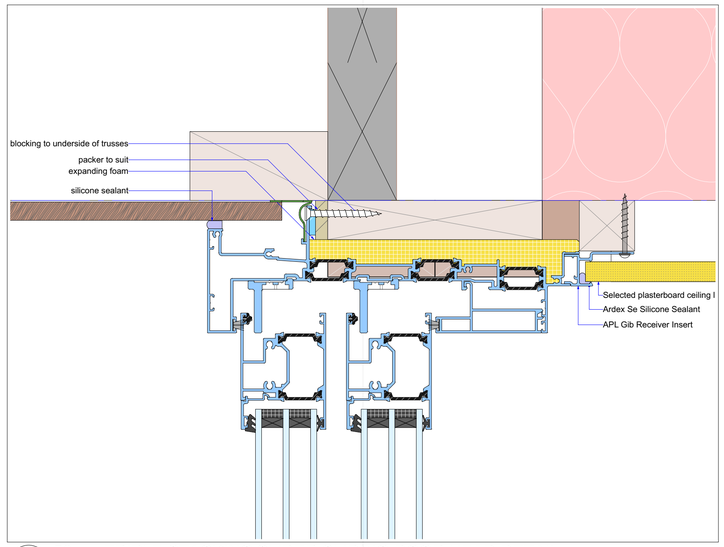
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REV: 01 | JOB No. docAR deBeer_A27_DD01.pln | DRAWING No. : A1-403

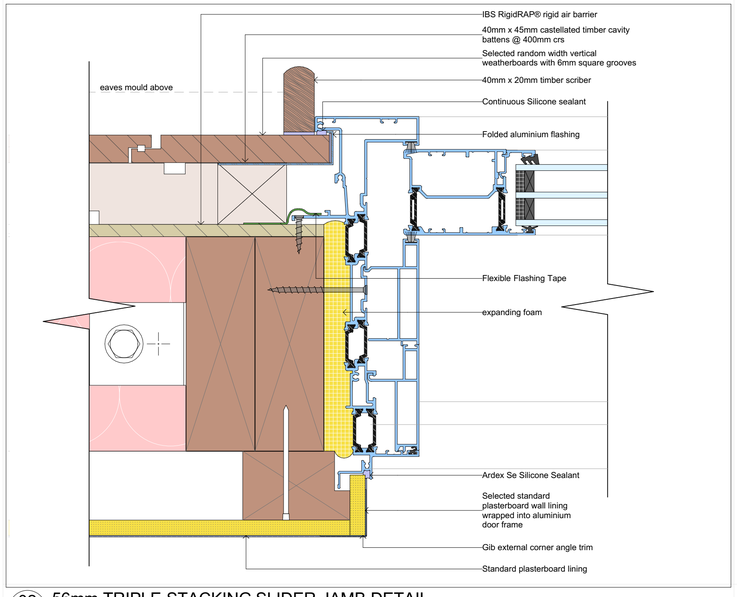
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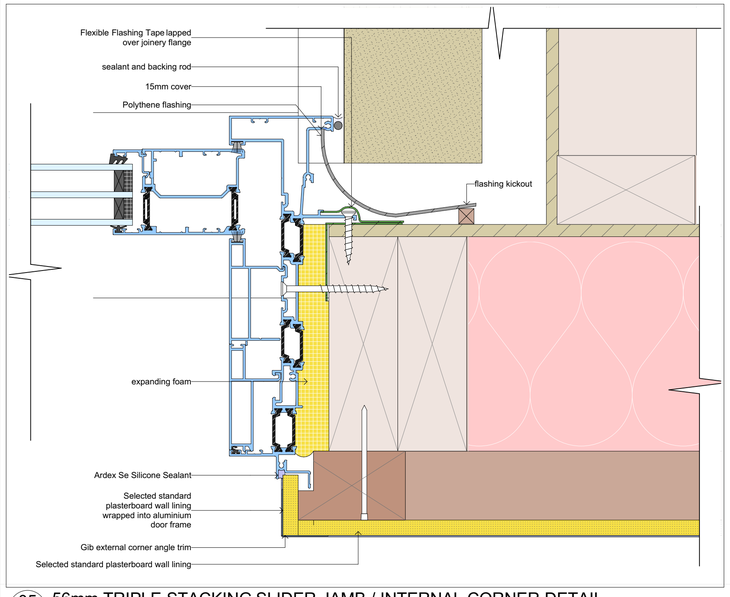
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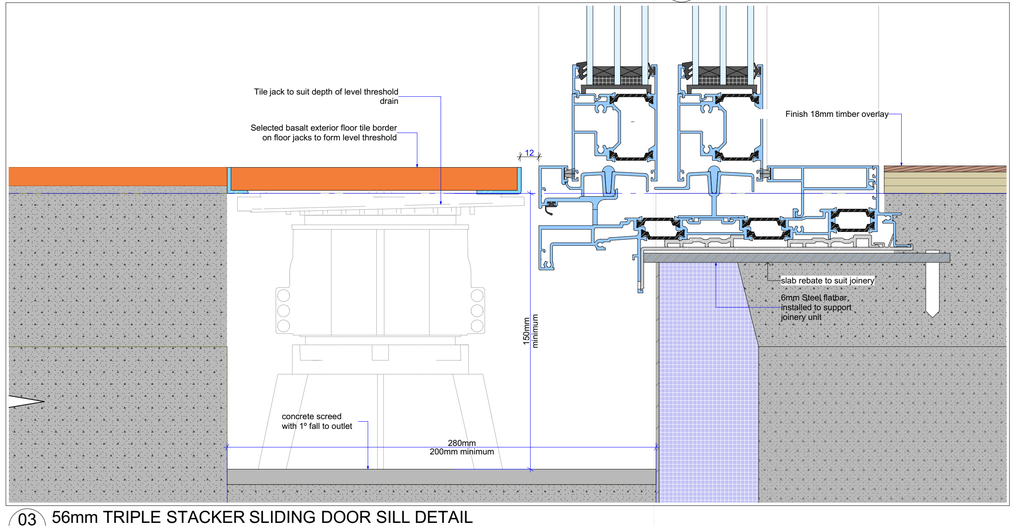

01 - 56mm TRIPLE STACKING SLIDER SLIDING DOOR HEAD DETAIL
Scale 1:2



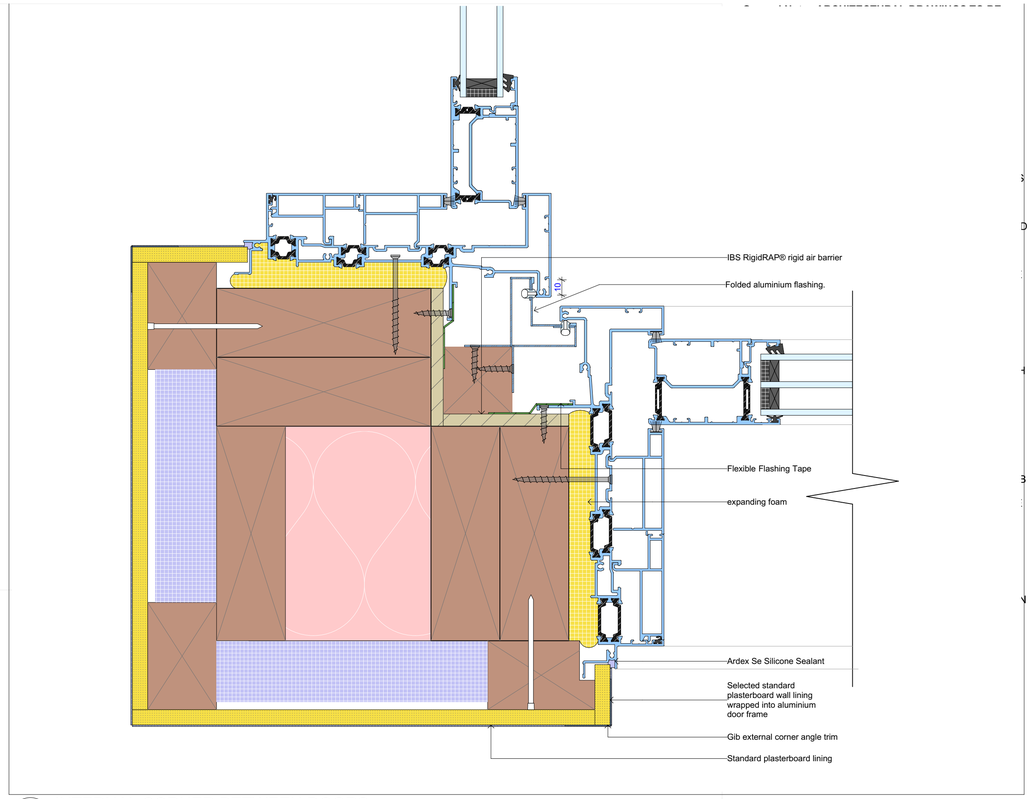

02 - 56mm TRIPLE STACKING SLIDER JAMB DETAIL
Scale 1:2



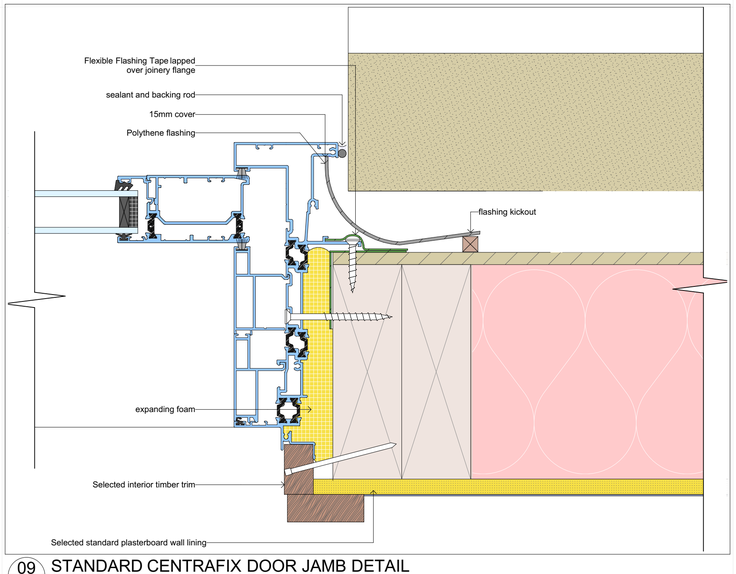

05 - 56mm TRIPLE STACKING SLIDER JAMB / INTERNAL CORNER DETAIL
#LayID Scale 1:2




03 - 56mm TRIPLE STACKER SLIDING DOOR SILL DETAIL
Scale 1:2




07 - INTERNAL CORNER BETWEEN DOORS
#LayID Scale 1:2




09 - STANDARD CENTRAFIX DOOR JAMB DETAIL
#LayID Scale 1:2

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CLIENT:
Jeff Couch & Pamela De Beer

DRAWING TITLE:
**EXTERIOR DOOR DETAILS**

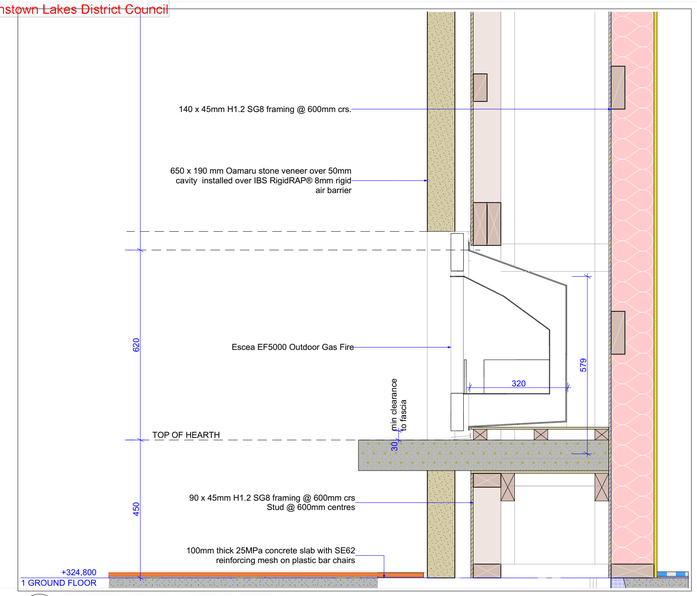
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|---|---|
| 1:2 @ A1 | 19/01/2026 |

| DESIGNED BY: | DRAWN BY: | CHECKED BY: |
|---|---|---|
| STEVE HUMPHERSON | MF | STEVE HUMPHERSON |

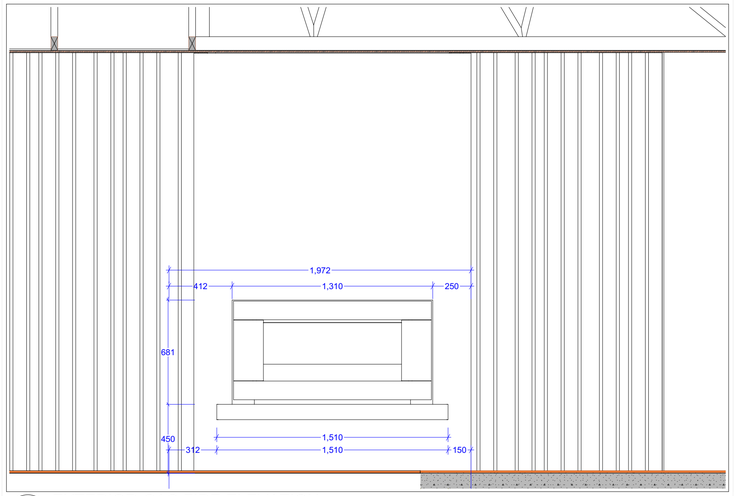
STAGE: **Issued for Building Consent**
DRAWING No. :
REV. 01
JOB No. couch deBeer_A27_DD01.pln
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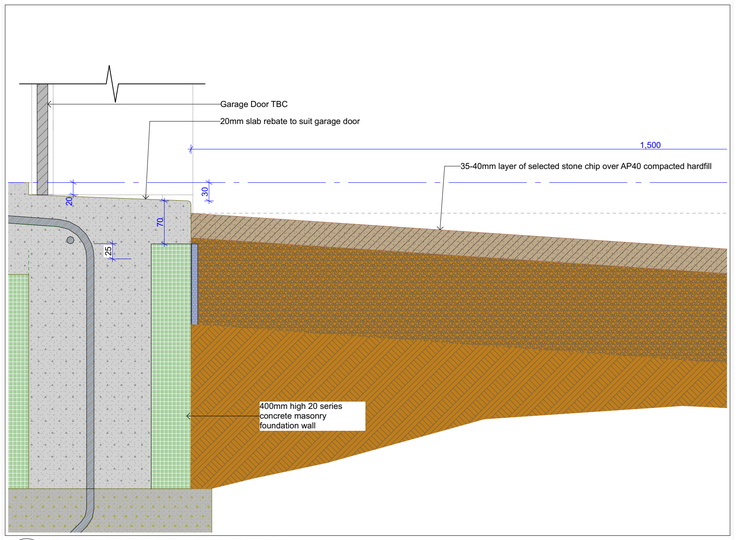
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01 EXTERIOR GAS FIRE DETAIL
#LayID Scale 1:10




04 EXTERIOR GAS FIRE ELEVATION
#LayID Scale 1:20




07 GARAGE DOOR - SILL DETAIL
#LayID Scale 1:5

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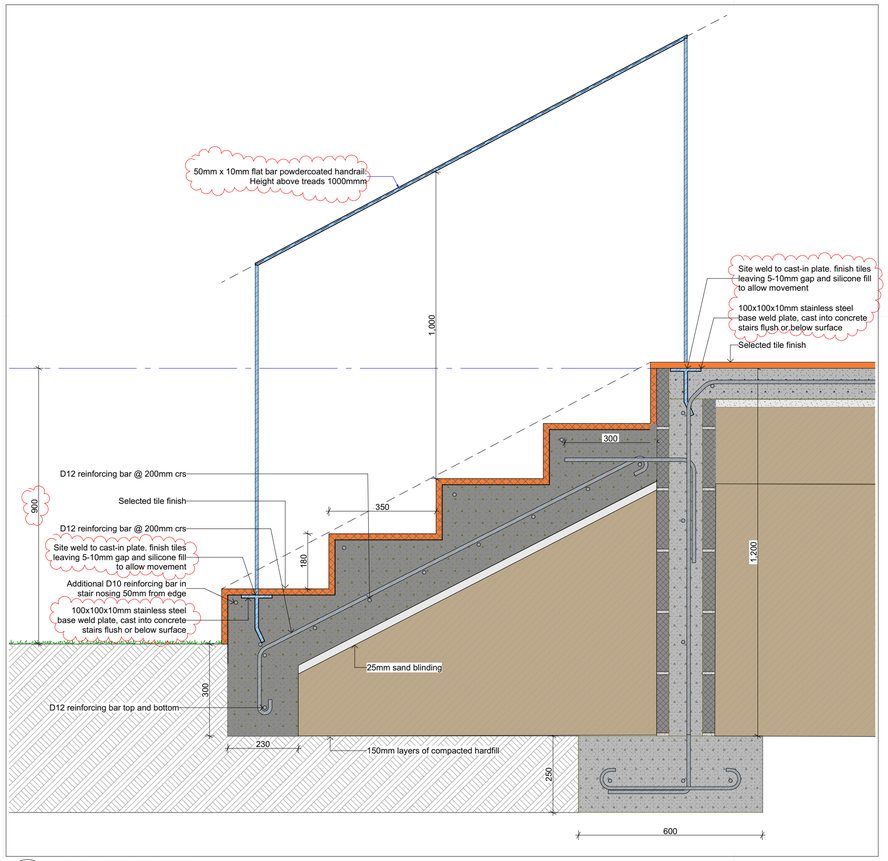
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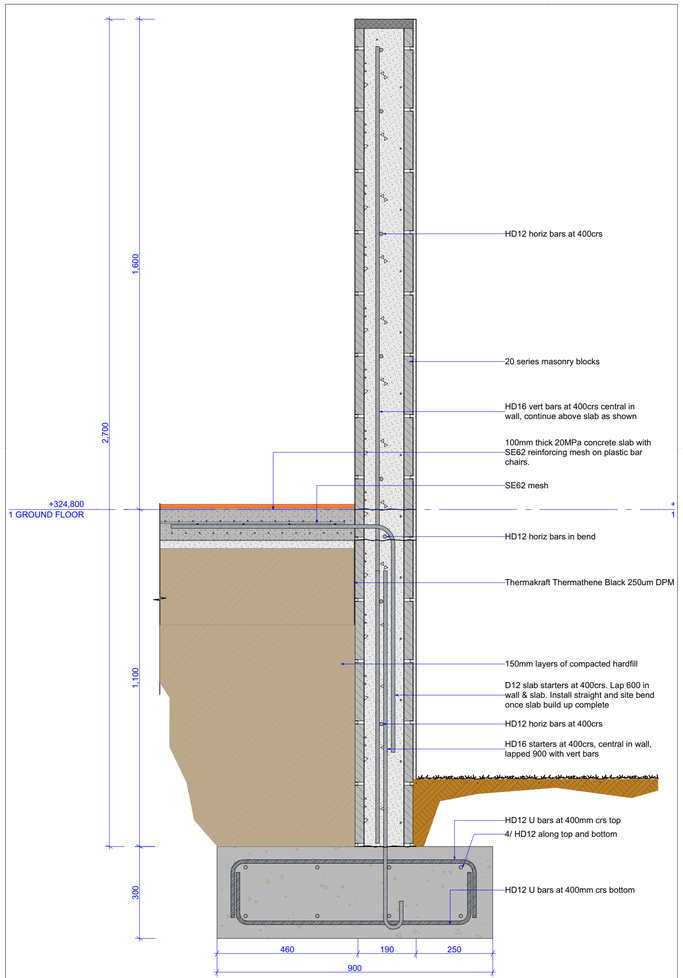
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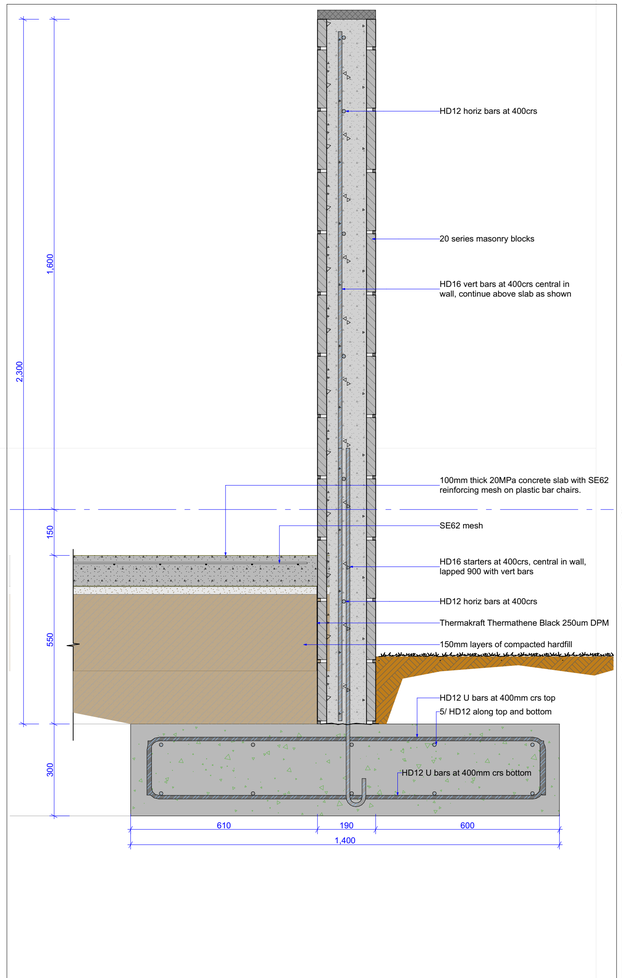
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02 DECK STAIR DETAIL
#LayID Scale 1:10




05 PATIO/ GARDEN WALL DETAIL
#LayID Scale 1:10




08 GARDEN WALL
#LayID Scale 1:10

# CONSTRUCTION

| RevID | ChID | Transmittal Set Name | Date |
|---|---|---|---|
| 01 | | Issued for Building Consent | 16/01/2026 |
| 02 - WIP | 02 - WIP-1 | Building Consent RFI | Work in Progress |
| | 02 - WIP-2 | | |

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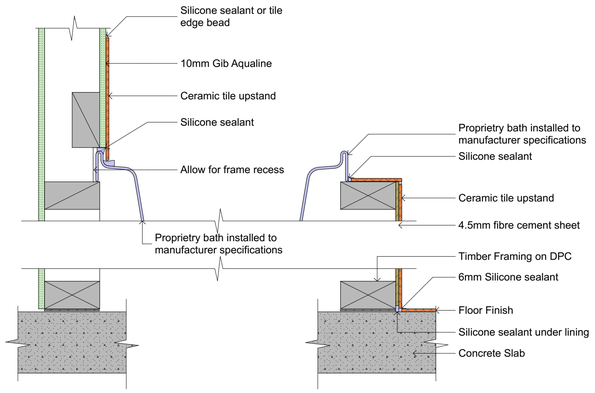
CLIENT:
Jeff Couch & Pamela de Beer

DRAWING TITLE:
**EXTERIOR DETAILS**

| | | |
|---|---|---|
| SCALE: 1:10, 1:20, 1:5 @ A1 | | DATE: 19/02/2026 |
| DESIGNED BY: STEVE HUMPHERSON | DRAWN BY: Mike Finlay | CHECKED BY: STEVE HUMPHERSON |
| STAGE: Building Consent RFI | | DRAWING No. : A1-405 |
| REV: 02 | JOB No. couch deBeer_A27_DD01.pln | |

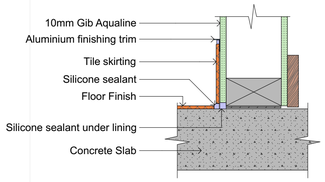
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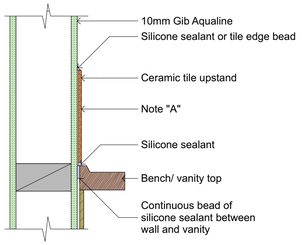

## BATH DETAIL

Allow for mortar bed under bath.
PLUMBER TO ENSURE DISCHARGE WASTE PIPE LINES UP WITH THE BATH WASTE PIPE.



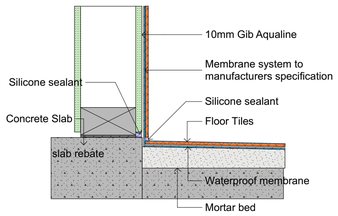

## TILED FLOOR SKIRTING DETAIL

Wall surfaces adjacent to sanitary fixtures, appliances and areas likely to be splashed or become contaminated must be impervious and easily cleaned as detailed below.

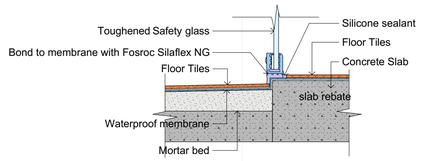



## WALL SPLASH IMPERVIOUS DETAIL

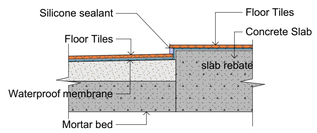
NOTE "A", Allow for an Ceramic or stone tiled wall with grouted joints, bedded with an adhesive specified as being suitable for the tiles, substrate and environment of use, or finish wall linings with vinyl coated wall paper, semi gloss or gloss impervious paint coating.




## GLASS SCREEN TO FLOOR JUNCTION




## GLASS SCREEN TO FLOOR JUNCTION




## SHOWER ACCESS UPSTAND DETAIL

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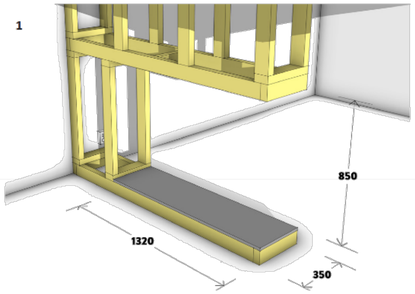
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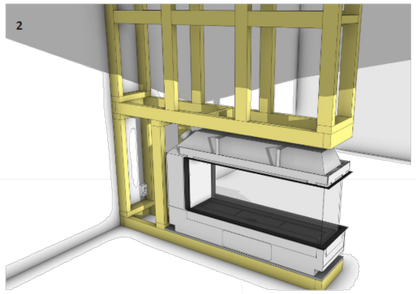
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## 01 Bathroom Waterproofing Details

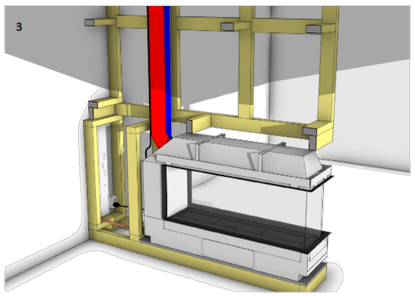
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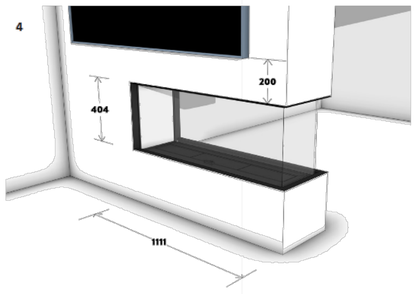

Build the chimney framework with consideration to flue pathways and meet the minimum fireplace opening requirements (**850mm H x 1320mm W x 350mm D**). Ensure a continuous base for the fireplace.




Install the appliance into the preformed cavity opening and secure it to the base. Ensure the fireplace is flush with the framework. Provide mains power connection and an accessible isolation switch.



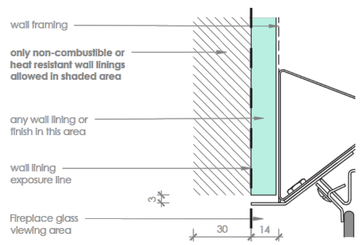

Install electrical, network connections, and gas supply. Connect flue pipes to the fireplace and create the flue pathway to the terminal. Connect Powerflue electrical cable at both ends.




Attach wall linings to the framework and fireplace, maintaining a 3mm gap from the fireplace trim. Follow the provided wall lining cutout dimensions above for 13mm wall linings. Complete the project by adding additional finishes or fixtures.

## 02 MODE KS1150 Peninsula gas fire

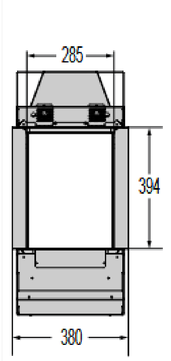
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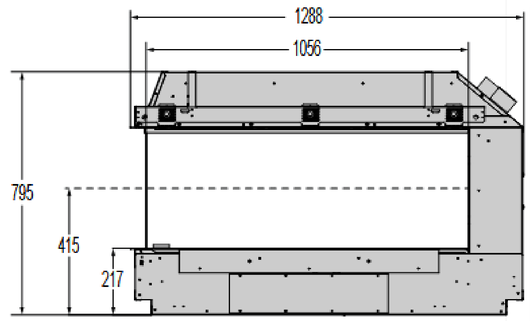



*This detail is applicable for all sides of the fireplace viewing area.

## 06 Finishes separation distance

#LayID Scale NTS




## 09 MODE KS1150 Peninsula gas fire

#LayID Scale NTS

# CONSTRUCTION

| RevID | ChID | Transmittal Set Name | Date |
|---|---|---|---|
| 01 | | Issued for Building Consent | 16/01/2026 |

**SORTED ARCHITECTURE**
80 Ardmore St PO Box 339 Wanaka New Zealand
Phone 03 443 1681 · Mob 0274474147
info@sortedarchitecture.co.nz · www.sortedarchitecture.co.nz

CONSULTANTS:

JOB TITLE:
**COUCH deBEER RESIDENCE**
86 Golf Course Road
Wanaka

CLIENT:
Jeff Couch & Pamela De Beer

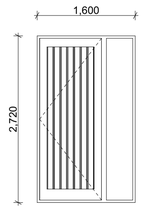
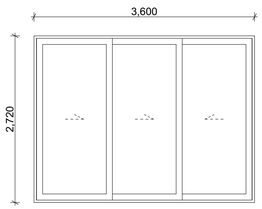
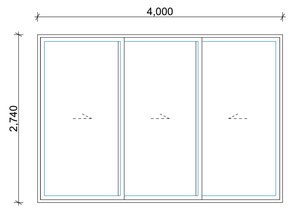
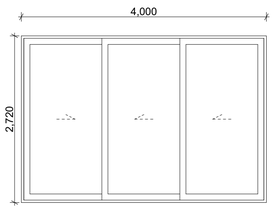
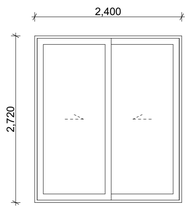
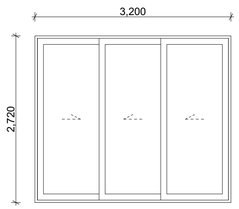
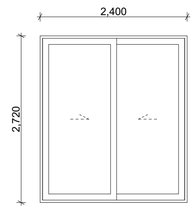
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**INTERIOR DETAILS**

| | | |
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| DESIGNED BY: STEVE HUMPHERSON | DRAWN BY: MF | CHECKED BY: STEVE HUMPHERSON |
| STAGE: Issued for Building Consent | | DRAWING No. : A1-406 |
| REV. 01 | JOB No. couch deBeer_A27_DD01.pln | |

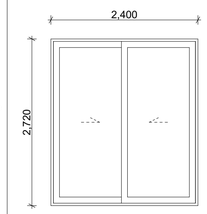
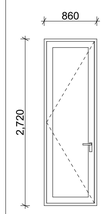
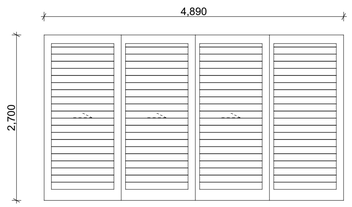
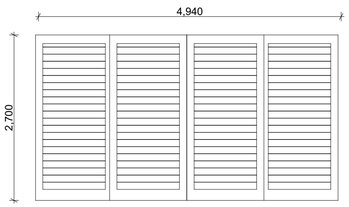
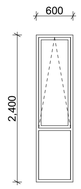
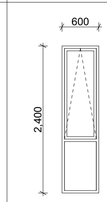
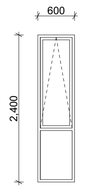
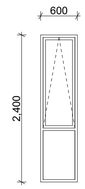
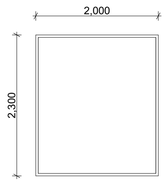
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Queenstown Lakes District Council

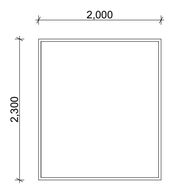
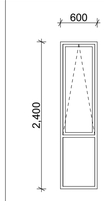
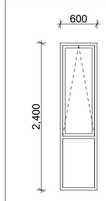
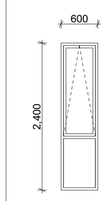
**4521 ALUMINIUM WINDOWS & DOORS**

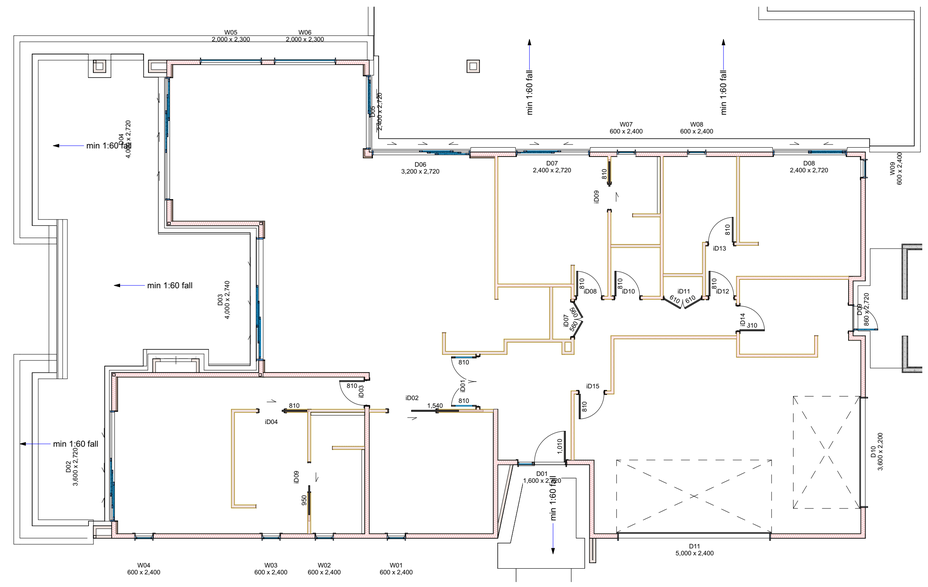
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|---|---|---|---|---|---|---|---|
| Related Zone Number | L1.01 | L1.04 | L1.07 | L1.08 | L1.08 | L1.09 | L1.10 |
| Related Zone Name | ENTRY | MASTER BEDROOM | DINING | LOUNGE | LOUNGE | KITCHEN | BEDROOM 3 |
| View from Opening Side |  |  |  |  |  |  |  |
| Nominal W x H Size | 1,600×2,720 | 3,600×2,720 | 4,000×2,740 | 4,000×2,720 | 2,400×2,720 | 3,200×2,720 | 2,400×2,720 |
| W/D Nominal Head Height | 2,700 | 2,700 | 2,720 | 2,700 | 2,700 | 2,700 | 2,700 |
| Description | 1,600×2,720, One way hinged. Latitude LAT00 Tongue and groove aluminium plank door panel | 3,600×2,720, Stacking slider door. Aluminium framed glazed panel | 4,000×2,740, Stacking slider door. Aluminium framed glazed panel | 4,000×2,720, Stacking slider door. Aluminium framed glazed panel | 2,400×2,720, Stacking slider door. Aluminium framed glazed panel | 3,200×2,720, Stacking slider door. Aluminium framed glazed panel | 2,400×2,720, Stacking slider door. Aluminium framed glazed panel |
| Hardware | Urbo Hardware | Urbo Hardware | Urbo Hardware | Urbo Hardware | Urbo Hardware | Urbo Hardware | Urbo Hardware |
| Jambs and Trim | 19mm pre-primed jamb with 40mm architrave | 19mm pre-primed jamb with 40mm architrave | 19mm pre-primed jamb with 40mm architrave | 19mm pre-primed jamb with 40mm architrave | 19mm pre-primed jamb with 40mm architrave | 19mm pre-primed jamb with 40mm architrave | 19mm pre-primed jamb with 40mm architrave |
| Glazing | Clear Glass - double glazed with Low E Glass | Clear Glass - tiple glazed with Low E Glass & Argon gas | Clear Glass - tiple glazed with Low E Glass & Argon gas | Clear Glass - tiple glazed with Low E Glass & Argon gas | Clear Glass - tiple glazed with Low E Glass & Argon gas | Clear Glass - tiple glazed with Low E Glass & Argon gas | Clear Glass - double glazed with Low E Glass & Argon gas |
| Safety Glazing | Not Applicable | Safety glazing to NZS 4223 | Safety glazing to NZS 4223 | Safety glazing to NZS 4223 | Safety glazing to NZS 4223 | Safety glazing to NZS 4223 | Safety glazing to NZS 4223 |

**4521 ALUMINIUM WINDOWS & DOORS**

| Element ID | D08 | D09 | shutters | shutters | W01 | W02 | W03 | W04 | W05 |
|---|---|---|---|---|---|---|---|---|---|
| Related Zone Number | L1.13 | L1.15 | | | L1.03 | L1.06 | L1.04 | L1.04 | L1.08 |
| Related Zone Name | BEDROOM 2 | GARAGE | | | STUDY/ DEN | ENSUITE | MASTER BEDROOM | MASTER BEDROOM | LOUNGE |
| View from Opening Side |  |  |  |  |  |  |  |  |  |
| Nominal W x H Size | 2,400×2,720 | 860×2,720 | 4,890×2,700 | 4,940×2,700 | 600×2,400 | 600×2,400 | 600×2,400 | 600×2,400 | 2,000×2,300 |
| W/D Nominal Head Height | 2,700 | 2,700 | 2,700 | 2,700 | 2,700 | 2,700 | 2,700 | 2,700 | 2,700 |
| Description | 2,400×2,720, Stacking slider door. Aluminium framed glazed panel | 860×2,720, One way hinged. Aluminium framed glazed panel | 4,890×2,700, One way hinged. | 4,940×2,700, One way hinged. | 600×2,400 Aluminium framed glazed panel Fixed | 600×2,400 Aluminium framed glazed panel Fixed | 600×2,400 Aluminium framed glazed panel Fixed | 600×2,400 Aluminium framed glazed panel Fixed | 2,000×2,300 Aluminium framed glazed panel Fixed |
| Hardware | Urbo Hardware | Urbo Hardware | --- | --- | Urbo Hardware | Urbo Hardware | Urbo Hardware | Urbo Hardware | Urbo Hardware |
| Jambs and Trim | 19mm pre-primed jamb with 40mm architrave | 19mm pre-primed jamb with 40mm architrave | --- | --- | 19mm pre-primed jamb with 40mm architrave | Wall tiles wrapped into reveal | 19mm pre-primed jamb with 40mm architrave | 19mm pre-primed jamb with 40mm architrave | 19mm pre-primed jamb with 40mm architrave |
| Glazing | Clear Glass - double glazed with Low E Glass & Argon gas | Clear Glass - double glazed | --- | --- | Clear Glass - double glazed with Low E Glass & Argon gas | Clear Glass - double glazed with Low E Glass & Argon gas | Clear Glass - double glazed with Low E Glass & Argon gas | Clear Glass - double glazed with Low E Glass & Argon gas | Clear Glass - double glazed with Low E Glass & Argon gas |
| Safety Glazing | Safety glazing to NZS 4223 | Safety glazing to NZS 4223 | --- | --- | Safety glazing to NZS 4223 | Safety glazing to NZS 4223 | Safety glazing to NZS 4223 | Safety glazing to NZS 4223 | Safety glazing to NZS 4223 |

**4521 ALUMINIUM WINDOWS & DOORS**

| Element ID | W06 | W07 | W08 | W09 |
|---|---|---|---|---|
| Related Zone Number | L1.08 | L1.11 | L1.14 | L1.13 |
| Related Zone Name | LOUNGE | ENSUITE | ENSUITE | BEDROOM 2 |
| View from Opening Side |  |  |  |  |
| Nominal W x H Size | 2,000×2,300 | 600×2,400 | 600×2,400 | 600×2,400 |
| W/D Nominal Head Height | 2,700 | 2,720 | 2,700 | 2,700 |
| Description | 2,000×2,300 Aluminium framed glazed panel Fixed | 600×2,400 Aluminium framed glazed panel Fixed | 600×2,400 Aluminium framed glazed panel Fixed | 600×2,400 Aluminium framed glazed panel Fixed |
| Hardware | Urbo Hardware | Urbo Hardware | Urbo Hardware | Urbo Hardware |
| Jambs and Trim | 19mm pre-primed jamb with 40mm architrave | Wall tiles wrapped into reveal | Wall tiles wrapped into reveal | 19mm pre-primed jamb with 40mm architrave |
| Glazing | Clear Glass - double glazed with Low E Glass & Argon gas | Clear Glass - double glazed with Low E Glass & Argon gas | Clear Glass - double glazed with Low E Glass & Argon gas | Clear Glass - double glazed with Low E Glass & Argon gas |
| Safety Glazing | Safety glazing to NZS 4223 | Safety glazing to NZS 4223 | Safety glazing to NZS 4223 | Safety glazing to NZS 4223 |




1 KEY PLAN (1:100)
#LayID Scale 1:100

# CONSTRUCTION

| RevID | ChID | Transmittal Set Name | Date |
|---|---|---|---|
| 01 | | Issued for Building Consent | 16/01/2026 |


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80 Ardmore St PO Box 339 Wanaka New Zealand
Phone 03 443 1681 · Mob 0274474147
info@sortedarchitecture.co.nz · www.sortedarchitecture.co.nz


CONSULTANTS:

JOB TITLE:
**COUCH deBEER RESIDENCE**
86 Golf Course Road
Wanaka

CLIENT:
Jeff Couch & Pamela De Beer

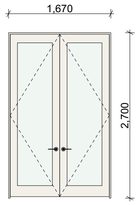
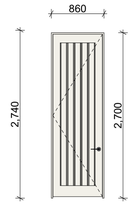
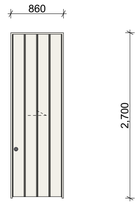
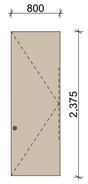
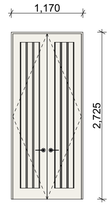
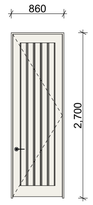
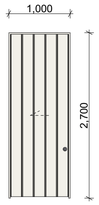
DRAWING TITLE:
**DOOR & WINDOW SCHEDULE**

| SCALE: | DATE: |
|---|---|
| 1:1, 1:100 @ A1 | 19/01/2026 |
| DESIGNED BY: STEVE HUMPHERSON / DRAWN BY: MF | CHECKED BY: STEVE HUMPHERSON |
| STAGE: Issued for Building Consent | DRAWING No. : A1-501 |
| REV. 01 | JOB No. couch deBeer_A27_DD01.pln |

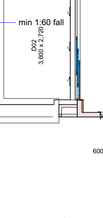
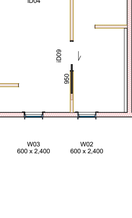
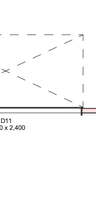
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Queenstown Lakes District Council

**5230 Interior Doors**

| Element ID | iD01 | iD02 | iD03 | iD04 | iD06 | iD07 | iD08 | iD09 | iD09 |
|---|---|---|---|---|---|---|---|---|---|
| View from Opening Side |  |  |  |  |  |  |  |  |  |
| Leaf Dimensions | 1,620×2,650 | 1,540×2,700 | 810×2,650 | 810×2,650 | 800×2,350 | 1,120×2,700 | 810×2,650 | 810×2,650 | 950×2,650 |
| Related Zone Name | ENTRY | STUDY/ DEN | MASTER BEDROOM | MASTER BEDROOM | KITCHEN | HALL | HALL | ENSUITE | ENSUITE |
| Related Zone Number | L1.01 | L1.03 | L1.04 | L1.04 | L1.09 | L1.02 | L1.02 | L1.11 | L1.06 |
| Brand/ Type | One way hinged | One way hinged | One way hinged | One way hinged | One way hinged | One way hinged | One way hinged | One way hinged | One way hinged |
| Door Panel | Pine clears timber framed glass panel | Hollow core MDF | Hollow core MDF | Hollow core MDF | Hollow core MDF | Hollow core MDF | Hollow core MDF | Hollow core MDF | Hollow core MDF |
| Jambs & Trim | 25mm pre-primed jamb with 85mm architrave | 25mm pre-primed jamb with 85mm architrave | 25mm pre-primed jamb with 85mm architrave | 25mm pre-primed jamb with 85mm architrave | 25mm pre-primed jamb with 85mm architrave | 25mm pre-primed jamb with 85mm architrave | 25mm pre-primed jamb with 85mm architrave | 25mm pre-primed jamb with 85mm architrave | 25mm pre-primed jamb with 85mm architrave |

**5230 Interior Doors**

| Element ID | iD10 | iD11 | iD12 | iD13 | iD14 | iD15 | L1_iD05 |
|---|---|---|---|---|---|---|---|
| View from Opening Side |  |  |  |  |  |  |  |
| Leaf Dimensions | 810×2,650 | 1,220×2,525 | 810×2,650 | 810×2,650 | 810×2,650 | 810×2,650 | 800×2,350 |
| Related Zone Name | HALL | HALL | HALL | ENSUITE | HALL | GARAGE | KITCHEN |
| Related Zone Number | L1.02 | L1.02 | L1.02 | L1.14 | L1.02 | L1.15 | L1.09 |
| Brand/ Type | One way hinged | One way hinged | One way hinged | One way hinged | One way hinged | One way hinged | One way hinged |
| Door Panel | Hollow core MDF | Hollow core MDF | Hollow core MDF | Hollow core MDF | Hollow core MDF | Hollow core MDF | Hollow core MDF |
| Jambs & Trim | 25mm pre-primed jamb with 85mm architrave | 25mm pre-primed jamb with 85mm architrave | 25mm pre-primed jamb with 85mm architrave | 25mm pre-primed jamb with 85mm architrave | 25mm pre-primed jamb with 85mm architrave | 25mm pre-primed jamb with 85mm architrave | 25mm pre-primed jamb with 85mm architrave |




KEY PLAN (1:100)
#LayID
Scale 1:100

# CONSTRUCTION

| RevID | ChID | Transmittal Set Name | Date |
|---|---|---|---|
| 01 | | Issued for Building Consent | 16/01/2026 |


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CONSULTANTS:

JOB TITLE:
**COUCH deBEER RESIDENCE**
86 Golf Course Road
Wanaka

CLIENT:
Jeff Couch & Pamela De Beer

DRAWING TITLE:
**DOOR & WINDOW SCHEDULE**

| SCALE: | DATE: |
|---|---|
| 1:1, 1:100 @ A1 | 19/01/2026 |

| DESIGNED BY: | DRAWN BY: | CHECKED BY: |
|---|---|---|
| STEVE HUMPHERSON | MF | STEVE HUMPHERSON |

STAGE: **Issued for Building Consent**
REV. **01**
JOB No. couch-deBeer_A27_DD01.pln
DRAWING No. : **A1-502**

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE.
USE FIGURED DIMENSIONS ONLY. DO NOT SCALE OFF DRAWINGS.
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